



RECEPTION/ DINING ROOM
21'6 x 15'6 (6.5m x 4.7m)

BEDROOM
12'1 x 7'8 (3.6m x 2.3m)

Approx. Gross Internal Area = 456 sq ft / 42.4 sq m
Storage's = 30 sq ft / 2.8 sq m
Total = 485 sq ft / 45.0 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.