



RECEPTION ROOM / KITCHEN

30'2 x 11'11 (9.2m x 3.6m)

BEDROOM 2

15'8 x 10'8 (4.8m x 3.3m)

BEDROOM 1

14'5 x 10'1 (4.4m x 3.1m)

UTILITY ROOM 8'5 x 2'11 (2.6m x 0.9m)

BOILER ROOM 6'4 x 5'8 (1.9m x 1.7m)

Approx. Gross Internal Area = 1,003 sq ft / 93.0 sq m