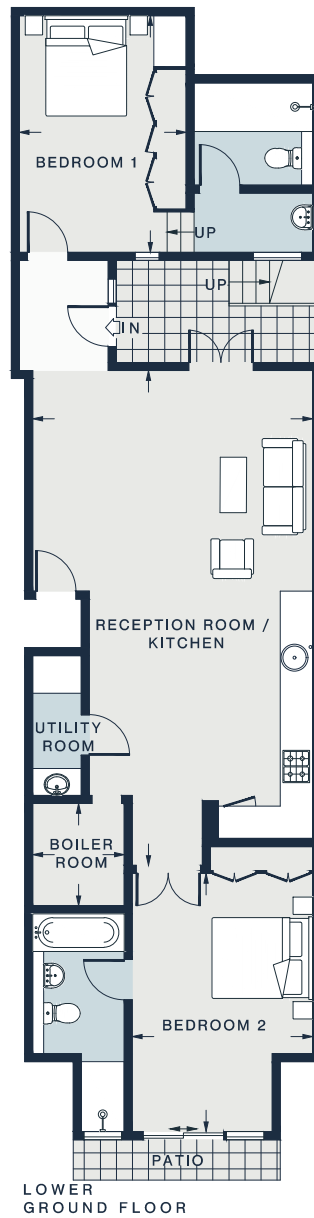




RECEPTION ROOM / KITCHEN

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

UTILITY ROOM

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

BEDROOM 1

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

BEDROOM 2

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

BOILER ROOM

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

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

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.