



**BEDROOM 1**  
23'6 x 14'3 (7.2m x 4.3m)

**BEDROOM 2**  
11'4 x 8'8 (3.5m x 2.6m)

**KITCHEN / DINING**  
31'2 x 14'6 (9.5m x 4.4m)

**BEDROOM 3**  
12'6 x 8'7 (3.8m x 2.6m)

**RECEPTION**  
30'9 x 25'1 (9.4m x 7.6m)

**TERRACE**  
14'2 x 9'5 (4.3m x 2.9m)

Approx. Gross Internal Area = 2,040 sq ft / 190.0 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.  
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