



**SECOND FLOOR**

**RECEPTION ROOM**  
19'1 x 15'2 (5.8m x 4.6m)

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**KITCHEN**  
7'3 x 5'11 (2.2m x 1.8m)

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**BEDROOM 1**  
15'6 x 11' (4.7m x 3.4m)

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**BEDROOM 2**  
9'11 x 8'9 (3.0m x 2.7m)

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Approx. Gross Internal Area = 635 sq ft / 59 sq m

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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.