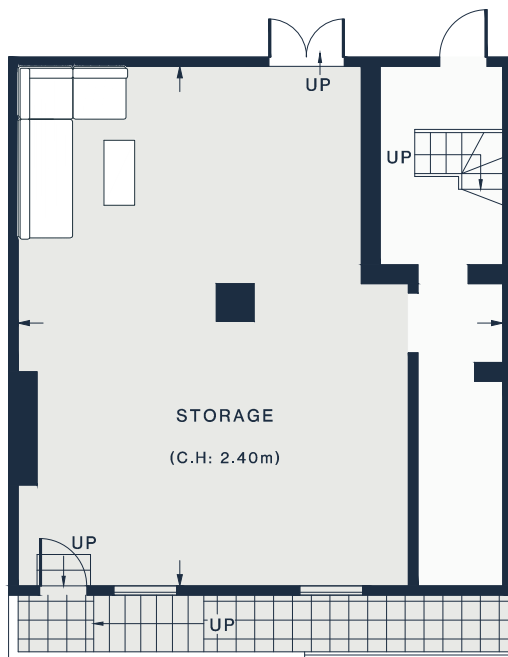
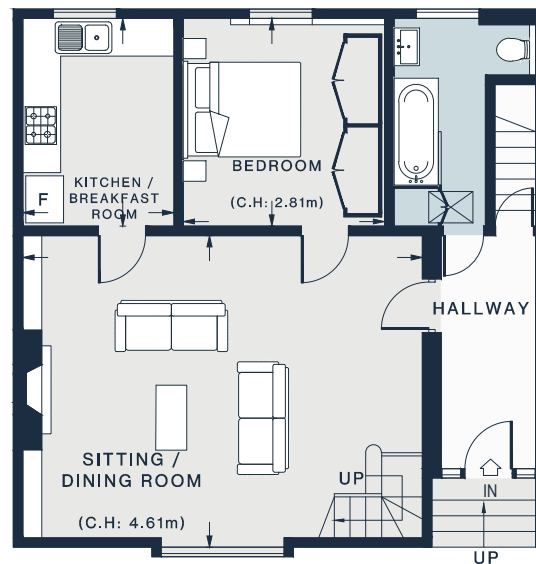


FIRST FLOOR



BASEMENT



GROUND FLOOR

SITTING / DINING ROOM

20'11 x 16'4 (6.3m x 4.9m)

KITCHEN / BREAKFAST ROOM

10'11 x 7'10 (3.3m x 2.8m)

BEDROOM

10'10 x 11'6 (3.3m x 3.2m)

MEZZANINE

15'11 x 6'4 (4.8m x 1.9m)

STORAGE

27'0 x 26'6 (8.2m x 8.0m)

Basement = 683 sq ft / 63.5 sq m  
Ground Floor = 705 sq ft / 65.5 sq m  
First Floor = 101 sq ft / 9.4 sq m (Excluding Void)  
Approx. Gross Internal Area = 1,489 sq ft / 138.4 sq m

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