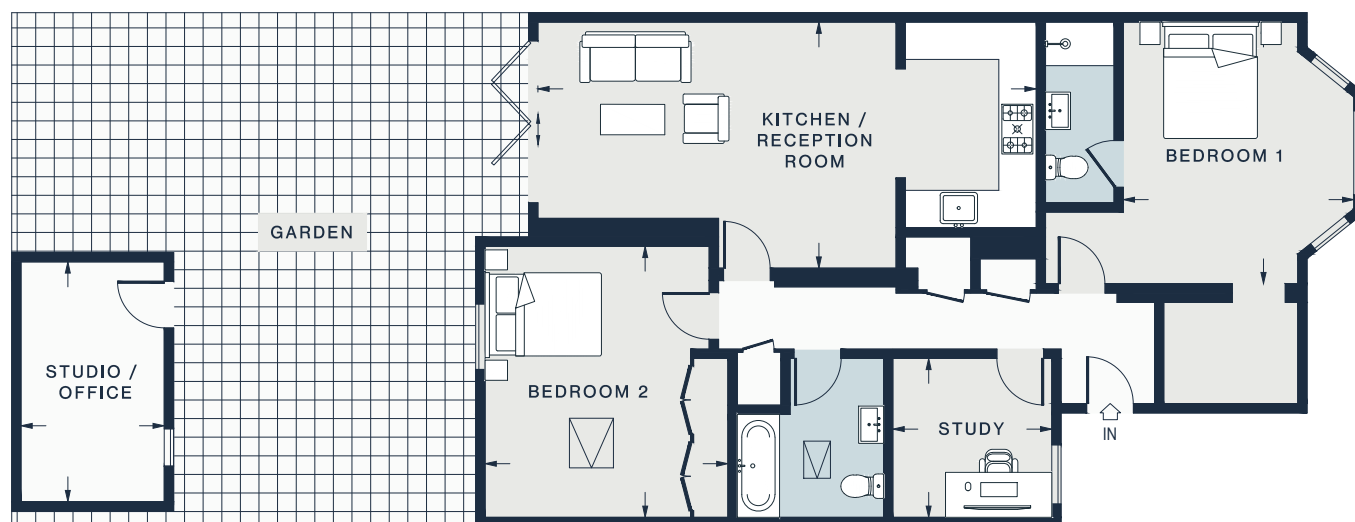




LOWER GROUND FLOOR

KITCHEN / RECEPTION ROOM

26'4 x 12'11 (8.2m x 3.9m)

BEDROOM 2

14'4 x 12'9 (4.3m x 3.8m)

BEDROOM 1

13'9 x 12'1 (4.1m x 3.6m)

STUDIO

8'5 x 7'9 (2.5m x 2.3m)

STUDIO / OFFICE

12'8 x 7'6 (3.8m x 2.2m)

Approx. Gross Internal Area = 1,036 sq ft / 96.3 sq m

Studio / Office = 95 sq ft / 8.8 sq m

Total = 1,131 sq ft / 105.1 sq m