



RECEPTION ROOM
16'4 x 12'9 (4.9m x 3.8m)

UTILITY ROOM
5'0 x 5'0 (1.5m x 1.5m)

BEDROOM 2
14'4 x 11'6 (4.3m x 3.5m)

KITCHEN
10'9 x 7'6 (3.2m x 2.2m)

BEDROOM 1
18'5 x 12'9 (5.6m x 3.8m)

STORAGE CUPBOARD
5'2 x 5'2 (1.5m x 1.5m)

Third Floor = 904 sq ft / 84.0 sq m
Storage Cupboard = 27 sq ft / 2.5 sq m
Approx. Gross Internal Area = 931 sq ft / 86.5 sq m