



**THIRD FLOOR**

**RECEPTION ROOM / KITCHEN**

24'3 x 19'8 (7.4m x 6.0m)

**UTILITY ROOM**

8'8 x 6'0 (2.6m x 1.8m)

**BEDROOM 1**

17'9 x 10'6 (5.4m x 3.2m)

**BEDROOM 2**

15'5 x 9'6 (4.7m x 2.9m)

Approx. Gross Internal Area = 979 sq ft / 91 sq m

Utility = 52 sq ft / 4.8 sq m

Total = 1031 sq ft / 95.8 sq m

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