



FIRST FLOOR

**DRAWING ROOM**  
18'0 x 16'1 (5.4m x 4.8m)

**BEDROOM 1**  
12'2 x 10'8 (3.7m x 3.2m)

**KITCHEN / DINING**  
19'1 x 15'0 (5.8m x 4.5m)

**BEDROOM 2**  
12'11 x 10'3 (3.9m x 3.1m)

Approx. Gross Internal Area = 1,463 sq ft / 136.0 sq m

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.