

# 40 Marquis Avenue



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.89m (12'9")
Kitchen/Diner	4.86m (15'11") x 2.60m (8'6")
Bedroom 1	3.88m (12'9") x 3.02m (9'11")
Bedroom 2	2.98m (9'9") x 2.79m (9'2")
Bathroom	1.96m (6'5") x 1.95m (6'5")
WC	1.56m (5'1") x 1.21m (4')

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C