



**Approximate Dimensions**

**(Taken from the widest point)**

Lounge	5.28m (17'4") x 3.72m (12'2")
Kitchen	3.07m (10'1") x 2.98m (9'9")
Bedroom 1	3.72m (12'2") x 3.13m (10'3")
Bedroom 2	4.14m (13'7") x 2.70m (8'10")
Bathroom	3.07m (10'1") x 1.99m (6'6")

**Gross internal floor area (m<sup>2</sup>):** 66m<sup>2</sup>

**EPC Rating:** C

**Extras (Included in the sale):**

All fixtures, fittings and appliances.

**10/5**  
**Oxgangs**  
**Crescent**