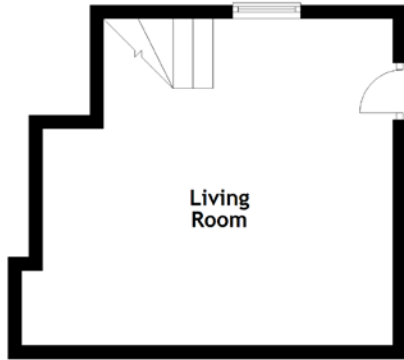
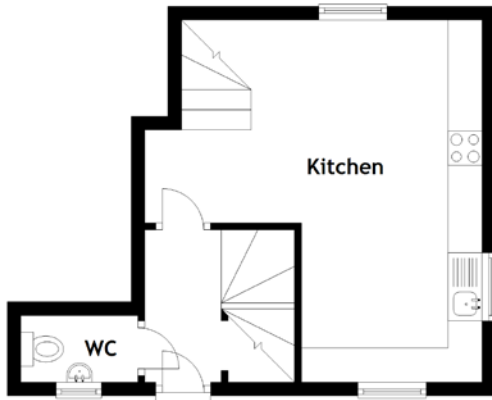


# FLOOR PLAN, DIMENSIONS & MAP

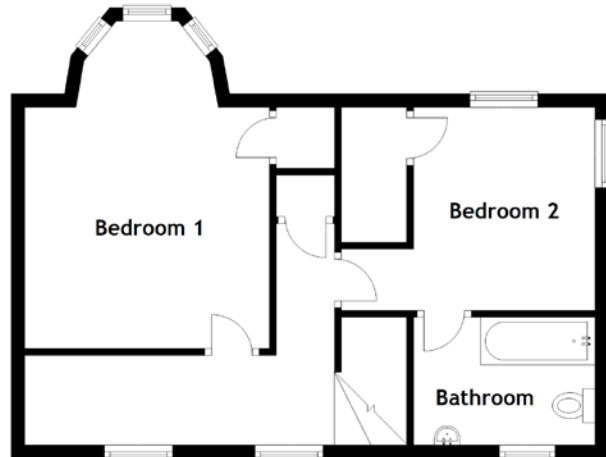
Lower Ground Floor



Ground Floor



First Floor



Approximate Dimensions  
(Taken from the widest point)

Kitchen 5.31m (17'5") x 4.95m (16'3")  
 WC 1.72m (5'8") x 0.98m (3'3")  
 Living Room 5.45m (17'10") x 4.79m (15'9")

Bathroom 2.67m (8'9") x 1.87m (6'2")  
 Bedroom 1 4.80m (15'9") x 3.59m (11'9")  
 Bedroom 2 3.72m (12'3") x 2.98m (9'9")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
 EPC Rating: D

