

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.67m (15'4") x 3.73m (12'3")
Balcony	2.31m (7'7") x 1.21m (4')
Kitchen	4.58m (15') x 3.60m (11'10")
Bathroom	2.03m (6'8") x 2.01m (6'7")
Bedroom 1	3.75m (12'4") x 3.00m (9'10")

En-suite	2.01m (6'7") x 1.66m (5'5")
Bedroom 2	3.46m (11'4") x 2.90m (9'6")
Bedroom 3	3.34m (11') x 2.90m (9'6")
Study	1.93m (6'4") x 1.75m (5'9")

Gross internal floor area (m²): 86m²
EPC Rating: B

