



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.50m (11'6")
Kitchen	3.90m (12'10") x 3.40m (11'2")
Bedroom 1	3.80m (12'6") x 2.90m (9'6")
Bedroom 2	4.40m (14'5") x 2.60m (8'6")
Bedroom 3	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.80m (9'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: D

# 37 Charles Avenue

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