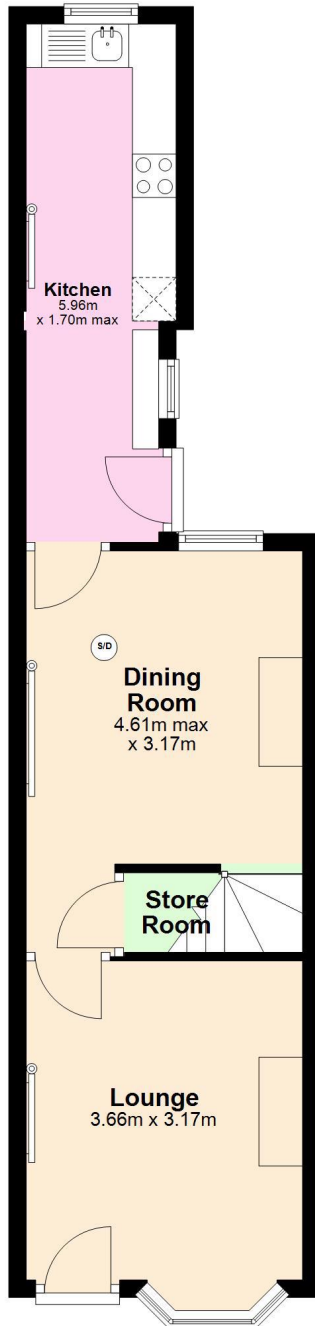


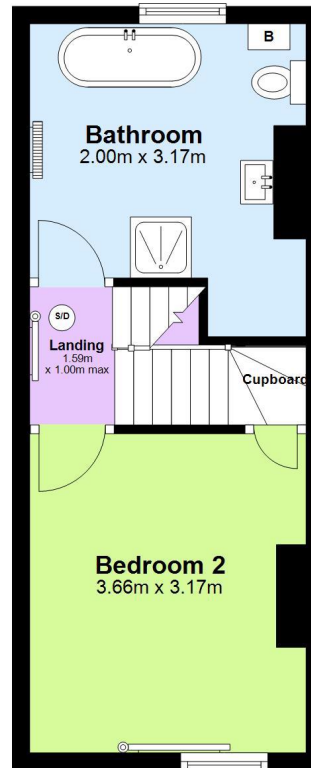
## Ground Floor

Approx. 36.5 sq. metres



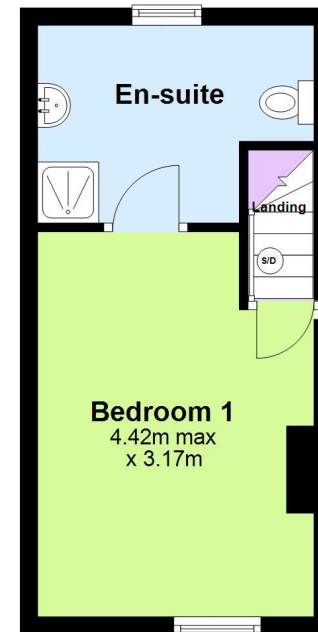
## First Floor

Approx. 22.4 sq. metres  
(excluding Landing)



## Second Floor

Approx. 21.7 sq. metres



Total area: approx. 80.6 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. The services, systems and appliances, have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.