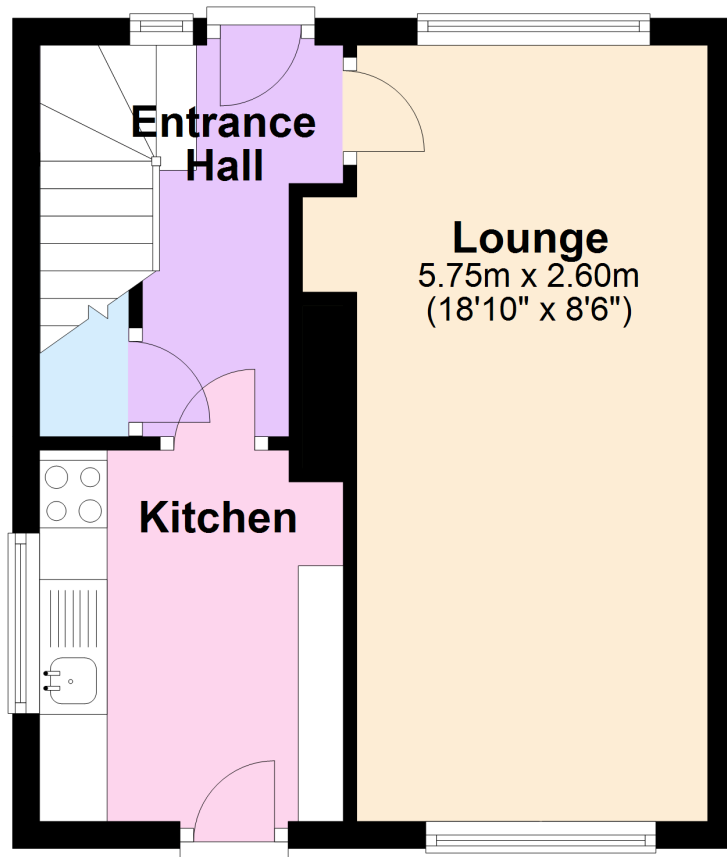


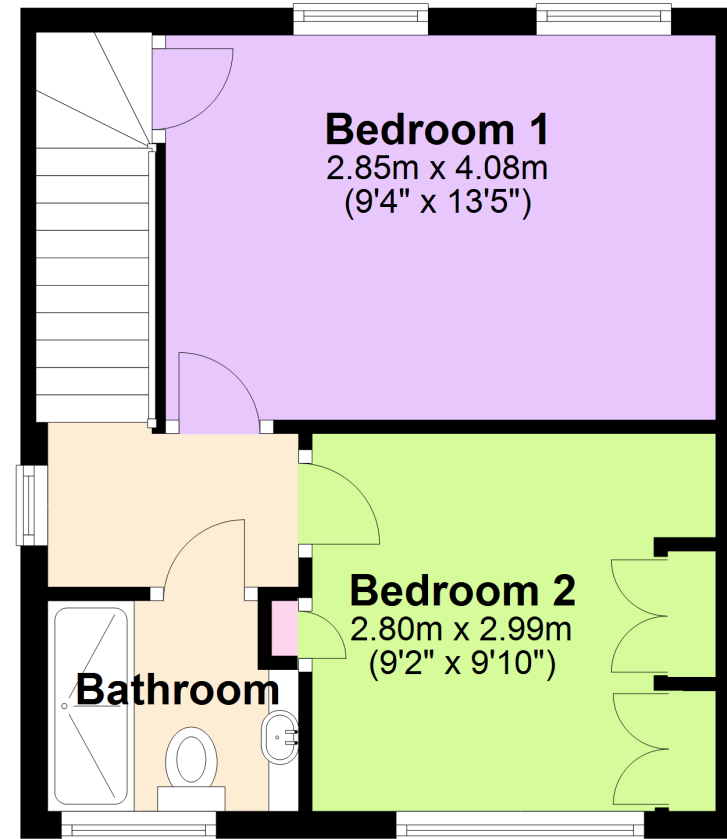
## Ground Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



**Total area: approx. 56.9 sq. metres (612.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Floor plans produced by [www.Excel-EPC.co.uk](http://www.Excel-EPC.co.uk) 07956 839594  
Plan produced using PlanUp.