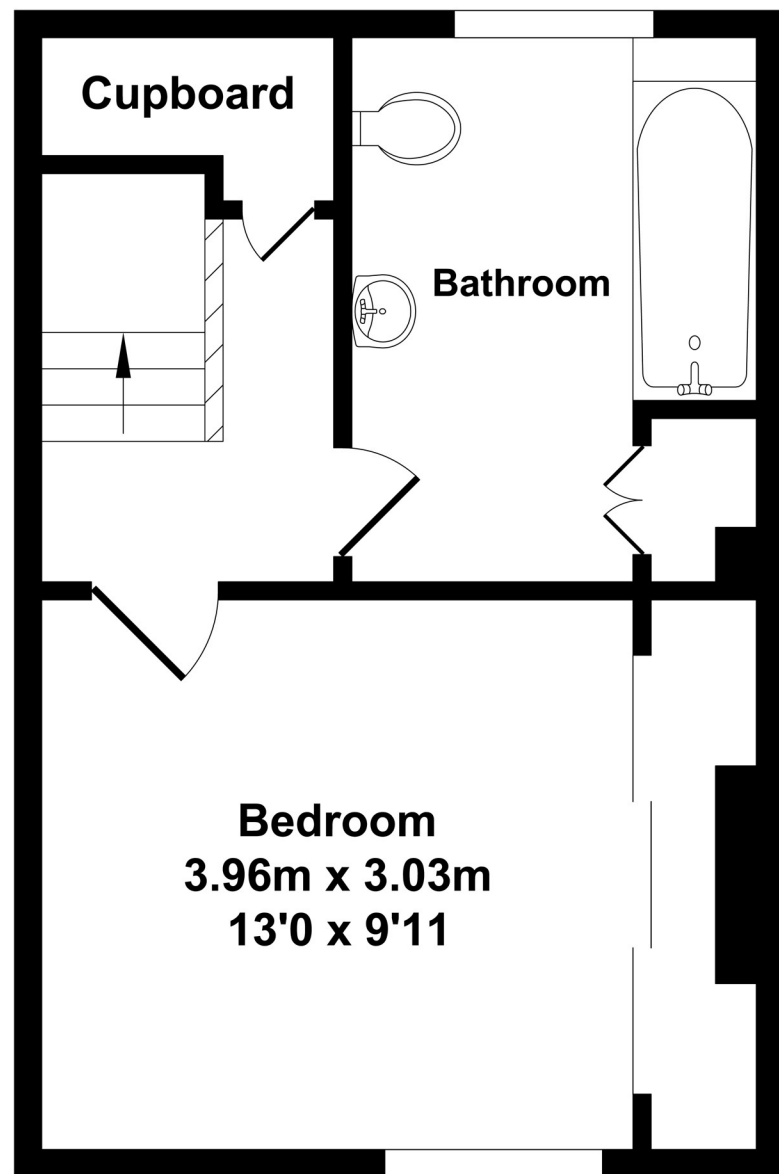


Ground Floor  
 Approx. Floor  
 Area 45.82 Sq.M.  
 (493 Sq.Ft.)



1st Floor  
 Approx. Floor  
 Area 24.15 Sq.M.  
 (260 Sq.Ft.)

Total Approx. Floor Area 69.97 Sq.M. (753 Sq.Ft.)  
 These measurements are the maximum & are approximate only,  
 they do not take into account minimum measurements.  
 Drawn by E8 Property Services - [www.e8ps.co.uk](http://www.e8ps.co.uk)