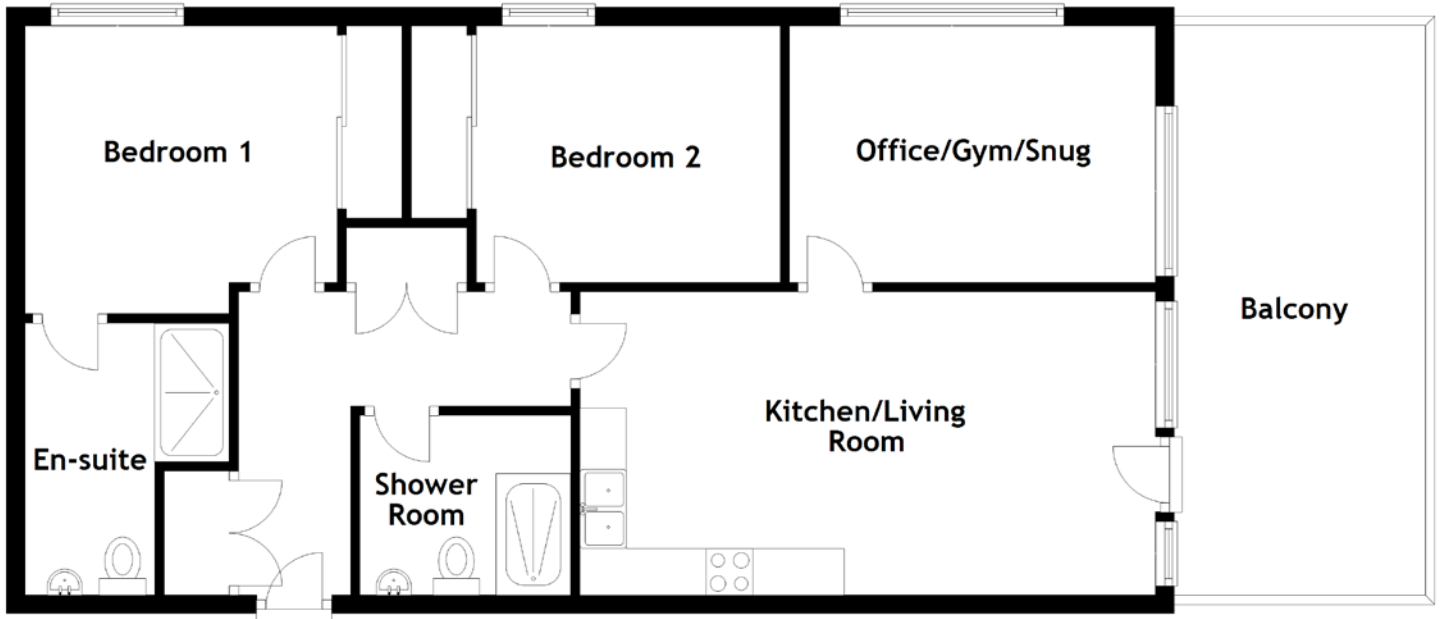


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 6.19m (20'4") x 3.26m (10'8")  
 Office/Gym/Snug 3.94m (12'11") x 2.77m (9'1")  
 Balcony 6.13m (20'1") x 2.80m (9'2")  
 Shower Room 2.27m (7'5") x 1.93m (6'4")

Bedroom 1 3.36m (11') x 3.10m (10'2")  
 En-suite 2.62m (8'7") x 2.20m (7'3")  
 Bedroom 2 3.27m (10'9") x 2.77m (9'1")  
 Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
 EPC Rating: D

