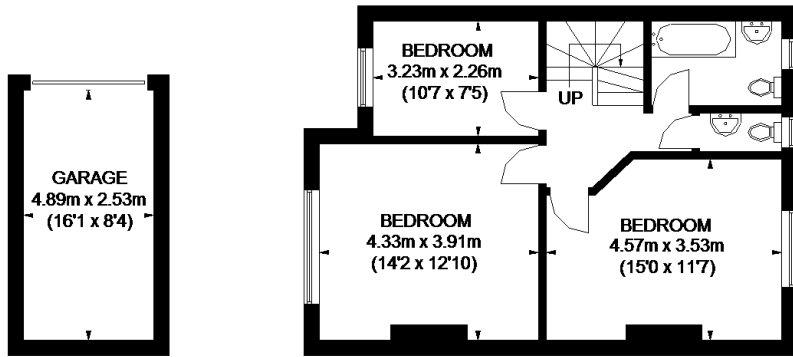
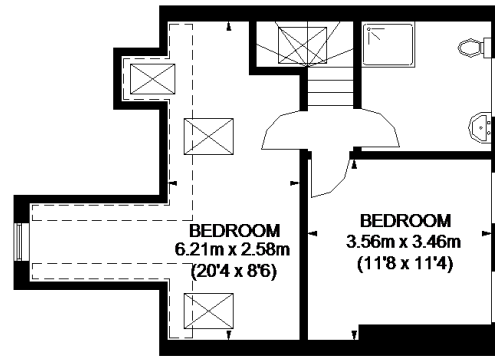


EMMANUEL ROAD

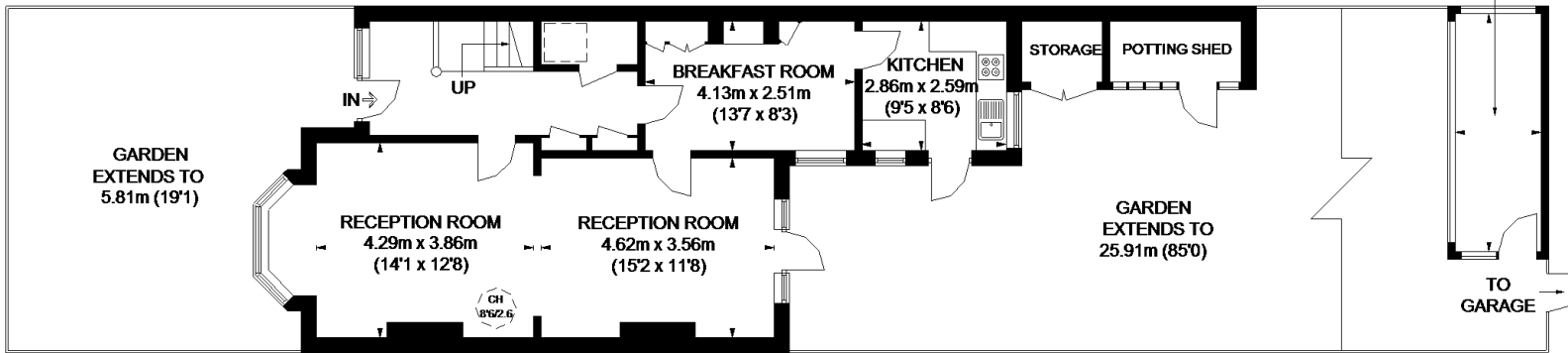
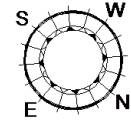


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)

- GROUND FLOOR = 723 SQ. FT. (67.2 SQ. M.)
- FIRST FLOOR = 581 SQ. FT. (54 SQ. M.)
- SECOND FLOOR = 423 SQ. FT. (39.3 SQ. M.)
- GARAGE = 134 SQ. FT. (12.5 SQ. M.)
- STORAGE / POTTING SHED = 56 SQ. FT. (5.2 SQ. M.)
- SUMMER HOUSE = 86 SQ. FT. (8 SQ. M.)
- REDUCED HEADROOM = 67 SQ. FT. (6.2 SQ. M.)
- TOTAL = 2070 SQ. FT. (192.4 SQ. M.)**

- = CEILING HEIGHT
- = SKYLIGHT / ROOF WINDOW
- = REDUCED HEADROOM BELOW 1.5M / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID490338)