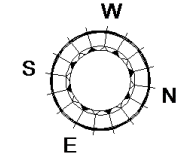
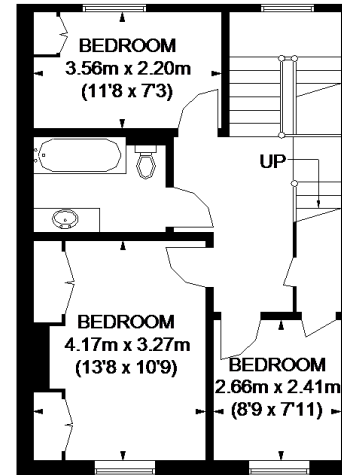
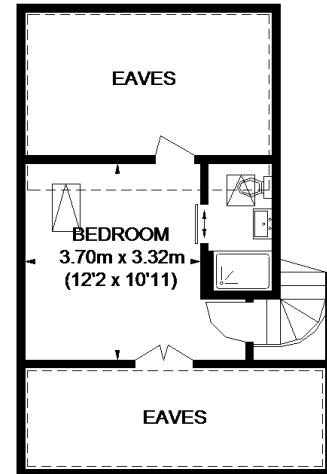
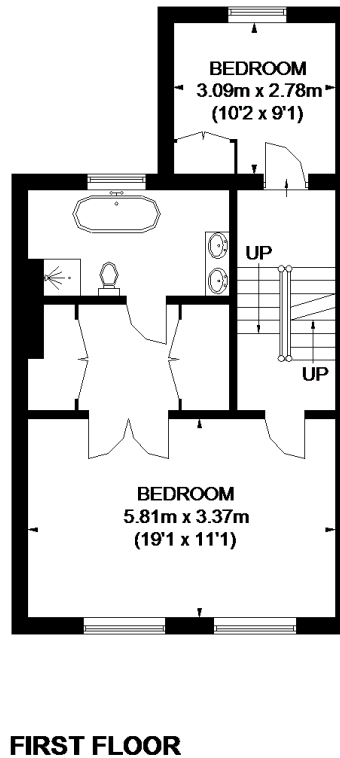
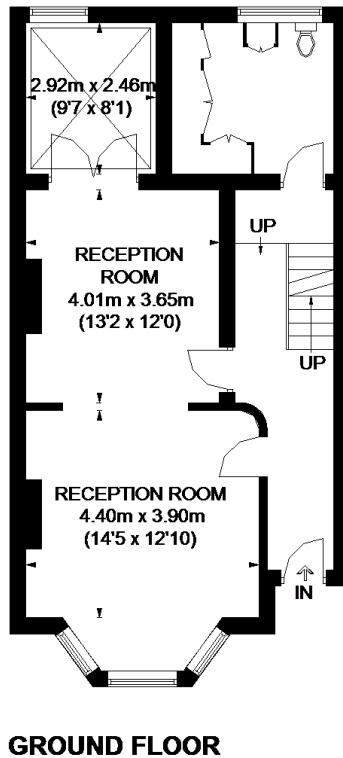
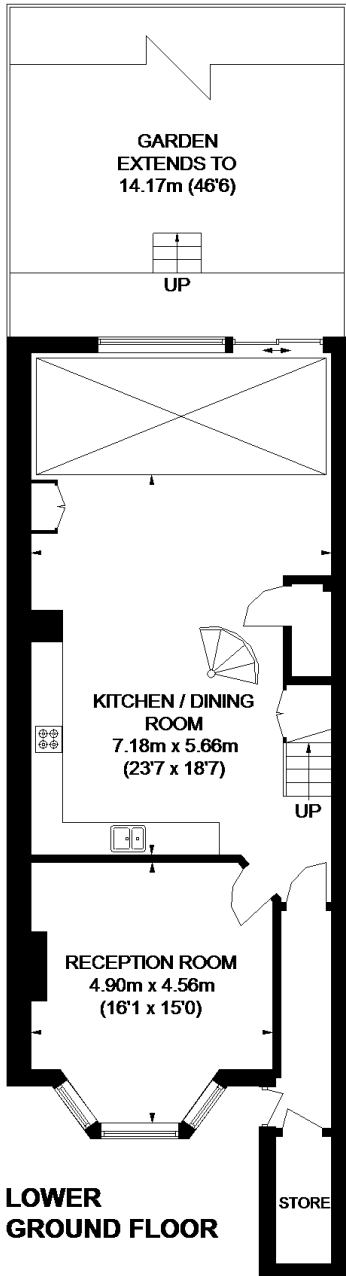
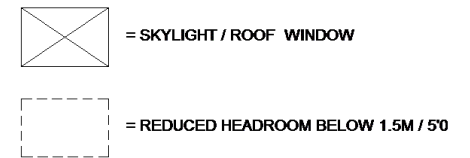


LISTON ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)

- LOWER GROUND FLOOR: 890 SQ. FT. (82.7 SQ. M.)
- GROUND FLOOR = 711 SQ. FT. (66.1 SQ. M.)
- FIRST FLOOR = 605 SQ. FT. (56.2 SQ. M.)
- SECOND FLOOR = 527 SQ. FT. (49 SQ. M.)
- THIRD FLOOR = 188 SQ. FT. (17.5 SQ. M.)
- WINE CELLAR = 25 SQ. FT. (2.3 SQ. M.)
- REDUCED HEADROOM / EAVES: 283 SQ. FT. (26.3 SQ. M.)
- TOTAL = 3229 SQ. FT. (300.1 SQ. M.)**



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 (ID587906)