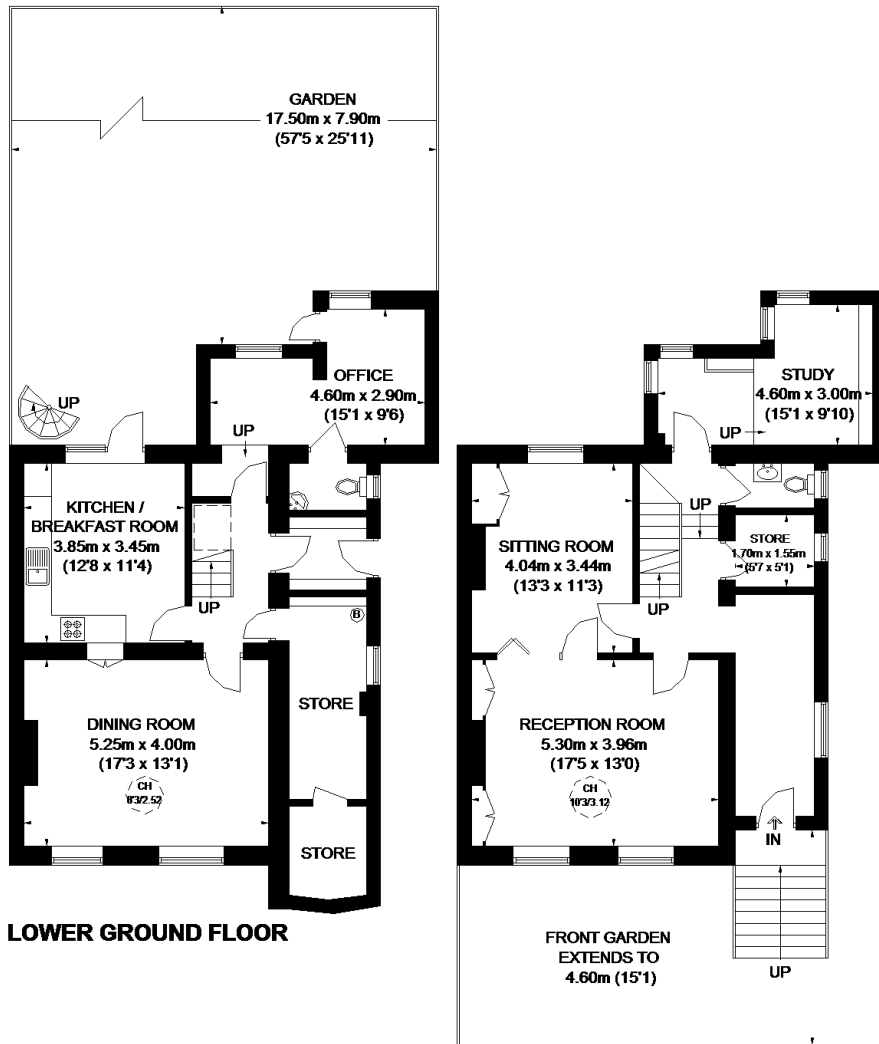
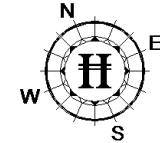
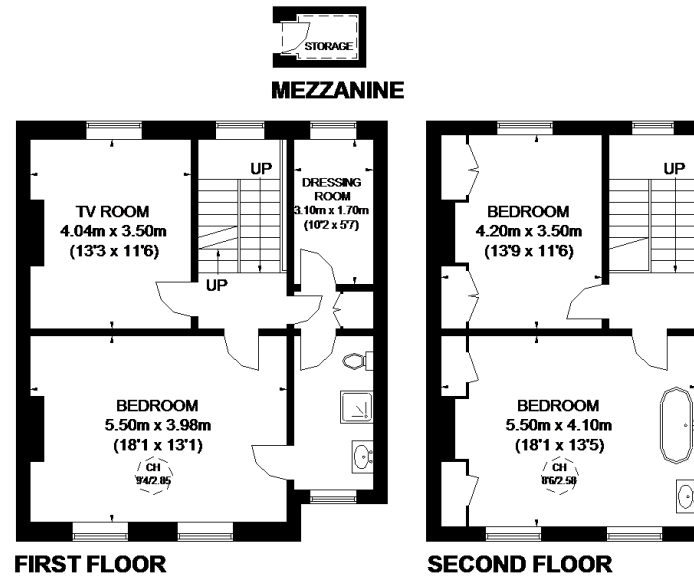


ENGLEFIELD ROAD



LOWER GROUND FLOOR

RAISED GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED
HEADROOM / MEZZANINE)
LOWER GROUND FLOOR
796 SQ. FT. (73.9 SQ. M.)
GROUND FLOOR = 767 SQ. FT. (71.3 SQ. M.)
FIRST FLOOR = 635 SQ. FT. (59.0 SQ. M.)
SECOND FLOOR = 497 SQ. FT. (46.2 SQ. M.)
REDUCED HEADROOM / MEZZANINE
28 SQ. FT. (2.6 SQ. M.)
TOTAL = 2723 SQ. FT. (253.0 SQ. M.)

= CEILING HEIGHT

= 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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID459032)