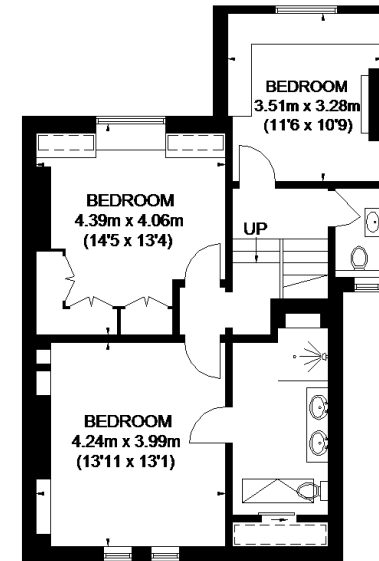
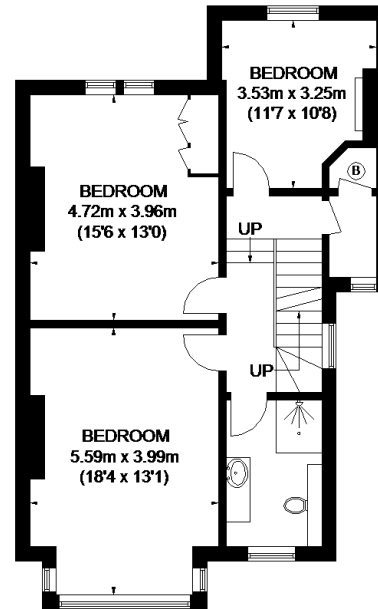
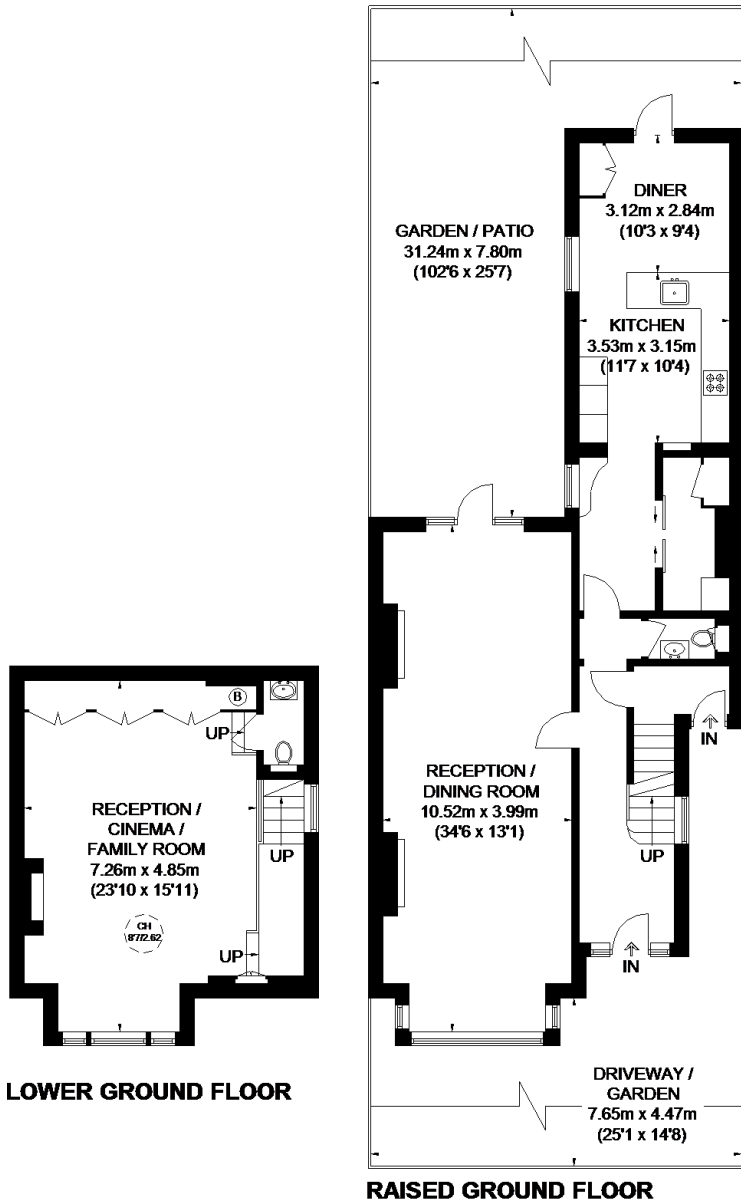


# MUSWELL AVENUE



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)

LOWER GROUND FLOOR  
424 SQ. FT. (39.4 SQ. M.)

RAISED GROUND FLOOR  
957 SQ. FT. (88.9 SQ. M.)

FIRST FLOOR = 749 SQ. FT. (69.6 SQ. M.)

SECOND FLOOR = 670 SQ. FT. (62.3 SQ. M.)

REDUCED HEADROOM  
22 SQ. FT. (2.0 SQ. M.)

**TOTAL = 2822 SQ. FT. (262.2 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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID409470)