
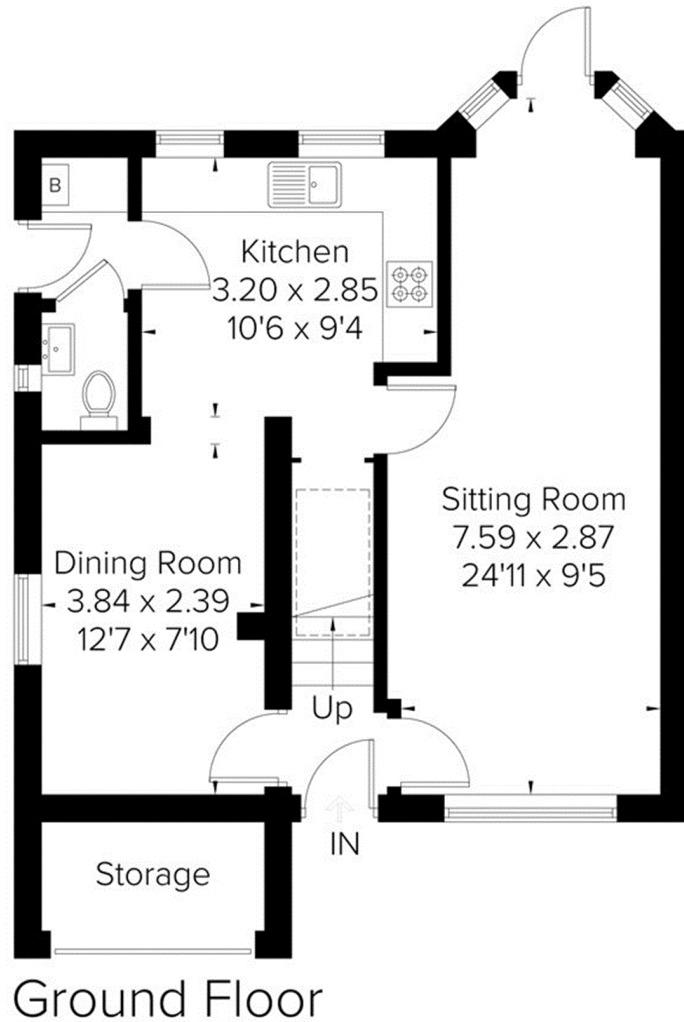


Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft  
(Including Storage)



 = Reduced headroom below 1.5m / 5'0



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.