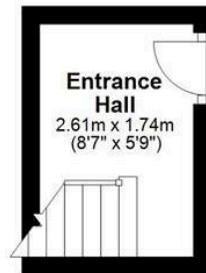


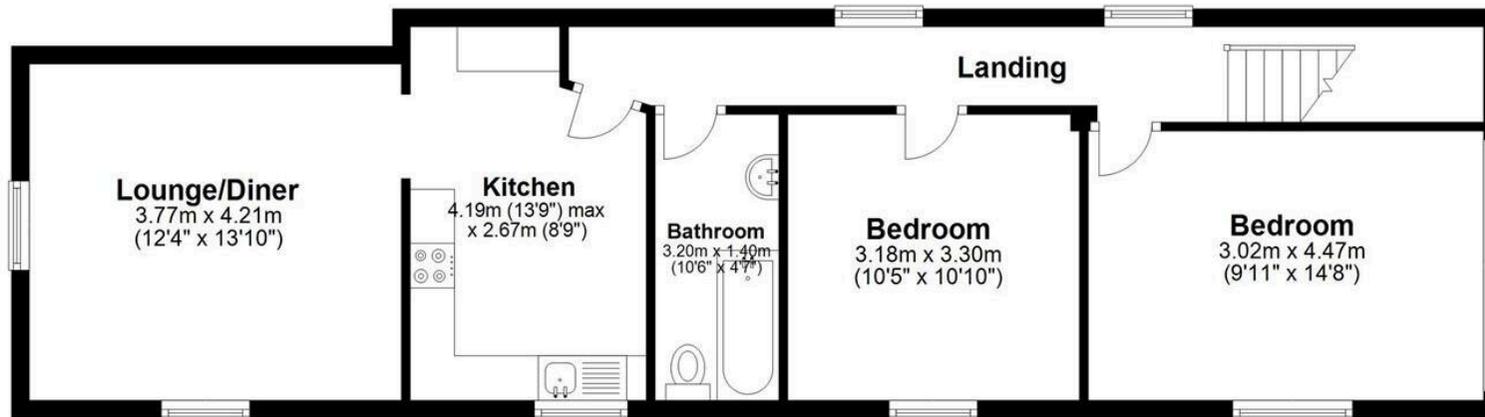
Ground Floor

Approx. 4.5 sq. metres (48.9 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
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