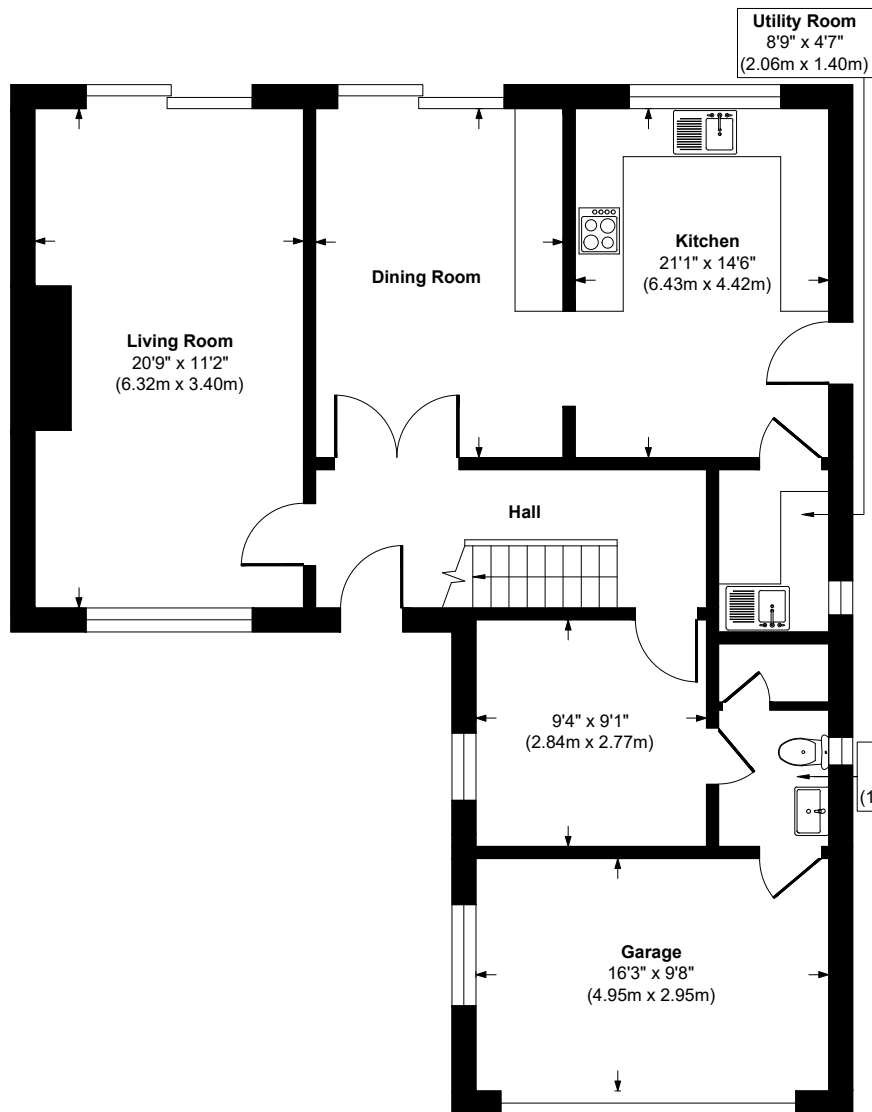
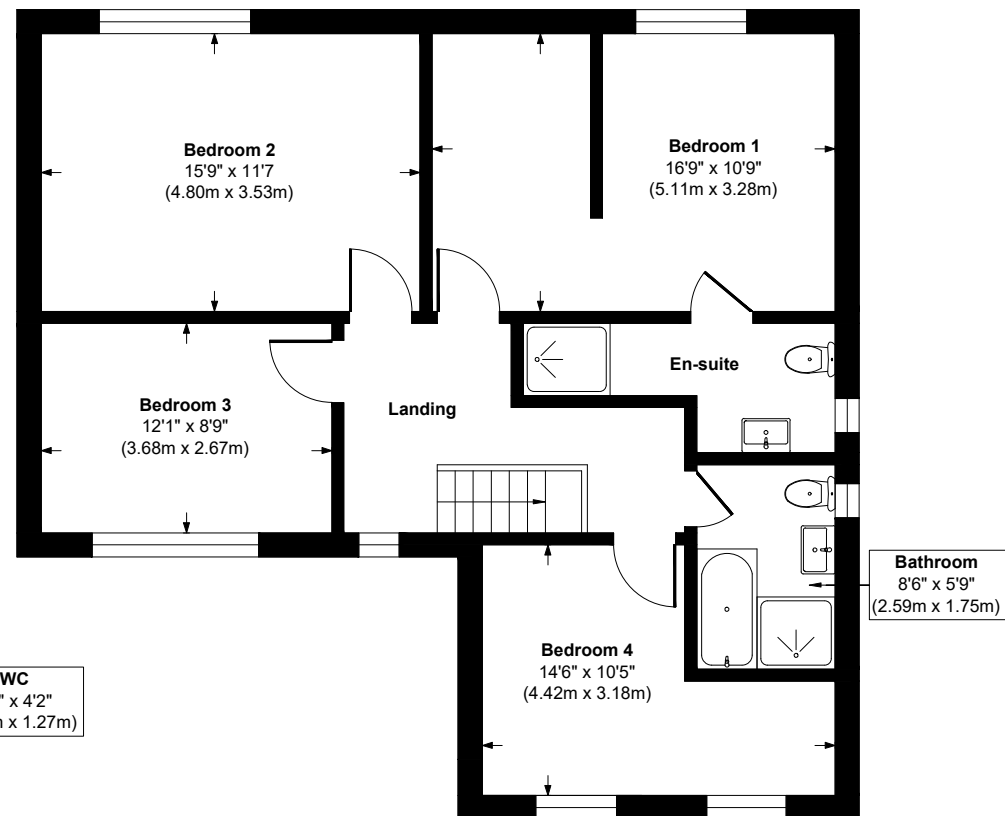




**Ground Floor**  
**Approximate Floor Area**  
**979 sq. ft**  
**(90.95 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**845 sq. ft**  
**(78.50 sq. m)**

**Approx. Gross Internal Area 1,824 sq. ft / 169.45 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures and fittings, and any other data shown are approximate and are provided for illustrative purposes only. The floor plan is not to scale. No responsibility is accepted for any errors, omissions, misstatements or use of the data shown.