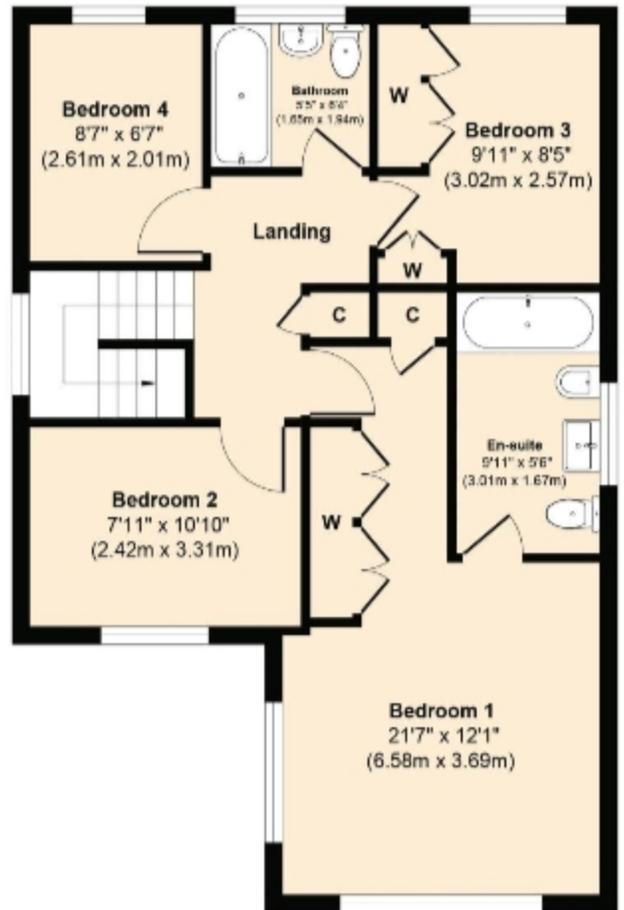


**Ground Floor**  
 Approximate Floor Area  
 891 sq. ft  
 (82.75 sq. m)



**First Floor**  
 Approximate Floor Area  
 618 sq. ft  
 (57.41 sq. m)

**Approx. Gross Internal Floor Area 1,509 sq. ft / 140.16 sq. m.**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.