

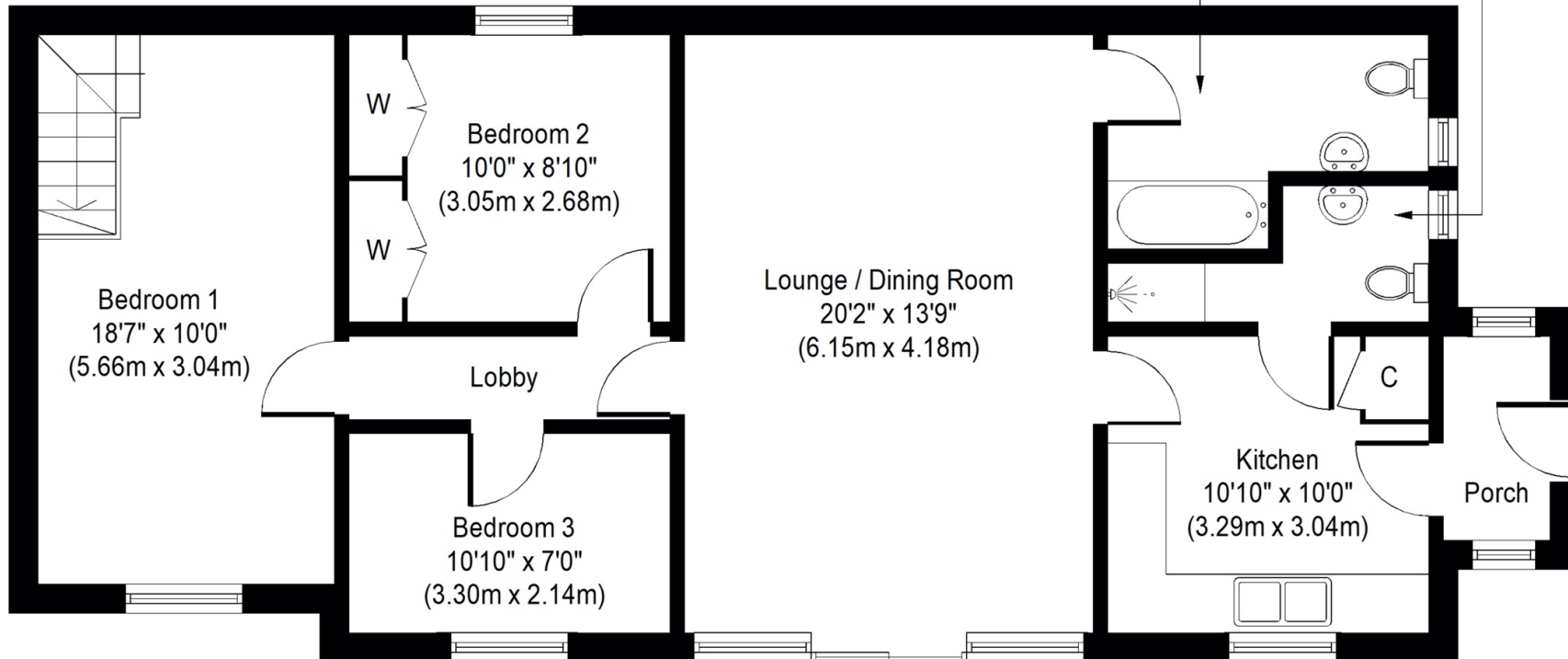


First Floor
Approximate Floor Area
221 Sq. ft.
(20.5 Sq. m.)

Ground Floor
Approximate Floor Area
958 Sq. ft.
(89.0 Sq. m.)

Bathroom
 10'10" x 7'3"
 (3.31m x 2.20m)

Shower Room
 10'10" x 4'11"
 (3.30m x 1.49m)



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