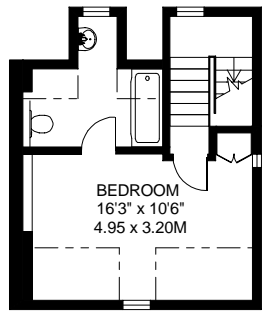


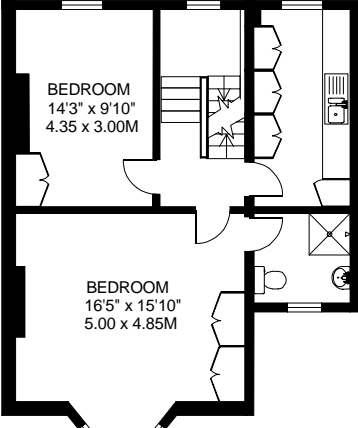
GARDEN ROOM
10'10" x 10'4"
3.30 x 3.15M

GARDEN
75'2" x 27'5" > 24'7"
22.90 x 8.35 > 7.50M

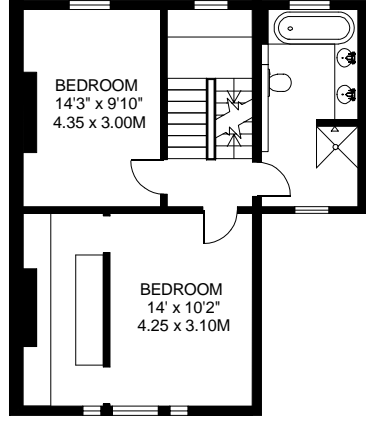
ST JAMES' DRIVE
BALHAM SW17
APPROXIMATE INTERNAL FLOOR AREA
2505 SQ.FT / 232.7 SQ.M.
PLUS SUMMER HOUSE 112 SQ.FT. / 10.4 SQ.M.
TOTAL AREA SHOWN ON PLAN
2617 SQ.FT / 243.1SQ.M.



THIRD FLOOR 305 SQ.FT.



FIRST FLOOR 633 SQ.FT.



SECOND FLOOR 572 SQ.FT.

GROUND FLOOR 995 SQ.FT.

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This plan is not to scale (unless specified), and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Please read the Important Notice on the last page of the text of the particulars.