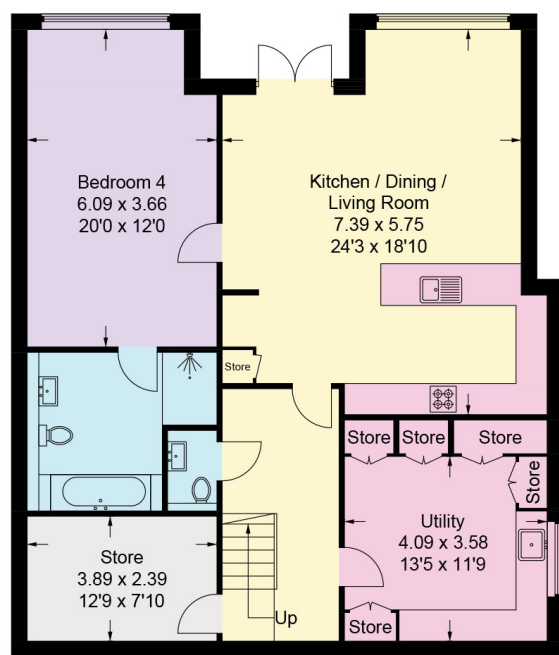


Approximate Gross Internal Area  
Lower Ground Floor = 113.0 sq m / 1,216 sq ft  
Ground Floor = 162.0 sq m / 1,743 sq ft  
First Floor = 132.0 sq m / 1,420 sq ft  
Total = 407.0 sq m / 4,379 sq ft



Study  
5.63 x 3.05  
18'6" x 10'0"

Kitchen / Dining / Living Room  
12.79 x 7.52  
42'0" x 24'8"

Living Room  
5.19 x 4.06  
17'0" x 13'4"

Snug  
3.74 x 3.28  
12'3" x 10'9"

Bathroom

Store

Store

Store

Store

Dn

Up

IN

The floor plan for the second floor includes the following rooms and features:

- Bedroom 1:** 6.81 x 4.80 (22'4" x 15'9")
- Bedroom 2:** 6.71 x 3.33 (22'0" x 10'11")
- Bedroom 3:** 3.77 x 3.34 (12'4" x 10'11")
- Dressing Room:** 4.04 x 3.79 (13'3" x 12'5")
- Bathroom:** Located at the bottom right, containing a bathtub, toilet, and sink.
- Staircase:** A yellow staircase labeled "Dn" (Down) is located in the center of the floor plan.
- Storage:** Multiple "Store" areas are indicated, primarily along the walls of the bedrooms and dressing room.
- Windows:** Indicated by small rectangles with dots, located on the outer walls of the bedrooms and dressing room.
- Doors:** Represented by arcs showing the swing direction, connecting the rooms and the staircase.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.