



Dimensions

Internal Space	Metric	Imperial
Living room / Kitchen	10.69 x 11.72	35' 1" x 38' 5"
Master bedroom	5.37 x 5.79	17' 8" x 19' 0"
Bedroom 1	4.37 x 3.17	14' 4" x 10' 5"
Bedroom 2	3.76 x 3.54	12' 4" x 11' 7"
Bedroom 3	3.26 x 2.75	10' 8" x 9' 0"
Utility room	2.17 x 2.03	7' 1" x 6' 8"

Total area	262 sq m	2820 sq ft
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External Space	Metric	Imperial
Terrace 1	5.83 x 9.85	19' 2" x 32' 4"
Terrace 2	4.50 x 7.16	14' 10" x 23' 6"
Terrace 3	2.44 x 5.81	8' 0" x 19' 1"
Balcony (west)	3.00 x 2.47	9' 10" x 8' 1"

Total area	114 sq m	1227 sq ft
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EPC Energy efficiency rating – B (84)

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty.