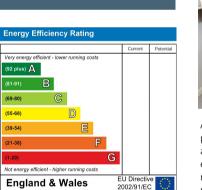


## Approximate Gross Internal Area = 1234 sq ft - 115 sq m Garage Area = 257 sq ft - 24 sq m Total Area = 1491 sq ft - 139 sq m









Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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