

**ESON 2.**

**R E A L E S T A T E**

5, 31 Draycott Avenue, LONDON, SW3





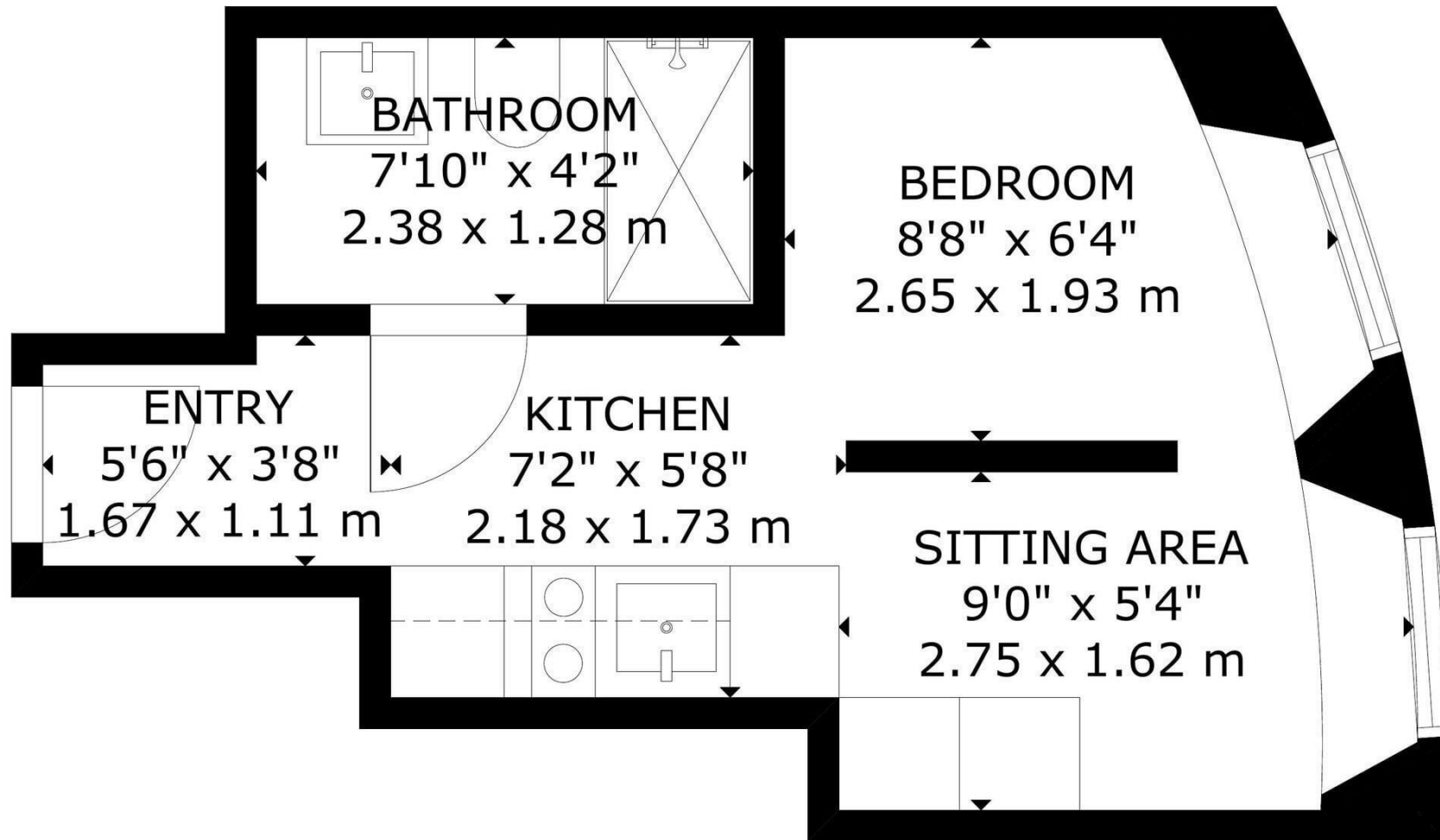












LOWER GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 18 m<sup>2</sup>/196 sq ft  
LOWER GROUND FLOOR: 18 m<sup>2</sup>/196 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY