

**ESON 2.**

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

10, 31 Draycott Avenue, LONDON, SW3





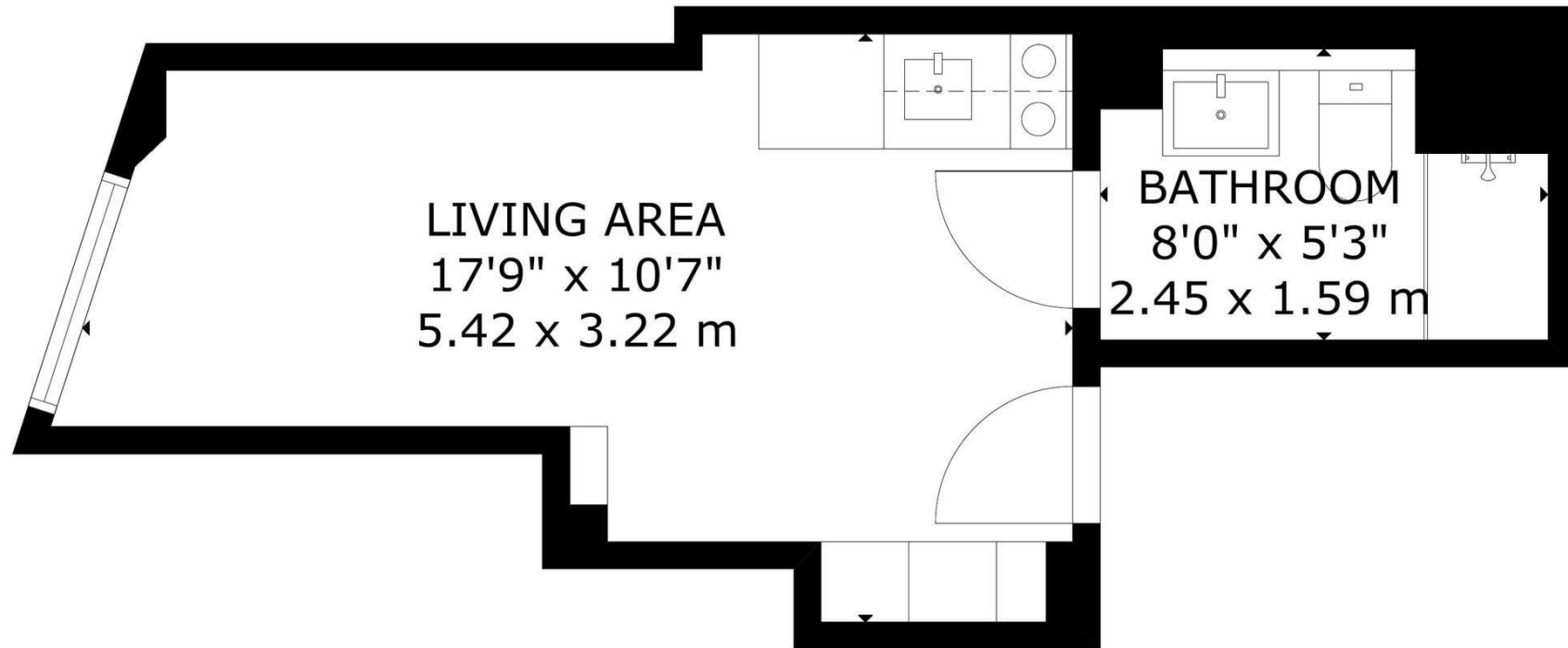












LIVING AREA  
17'9" x 10'7"  
5.42 x 3.22 m

BATHROOM  
8'0" x 5'3"  
2.45 x 1.59 m

LOWER GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 17 m<sup>2</sup>/185 sq.ft  
LOWER GROUND FLOOR: 17 m<sup>2</sup>/185 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY