

**ESON 2.**

**REAL ESTATE**

7, 31 Draycott Avenue, LONDON, SW3





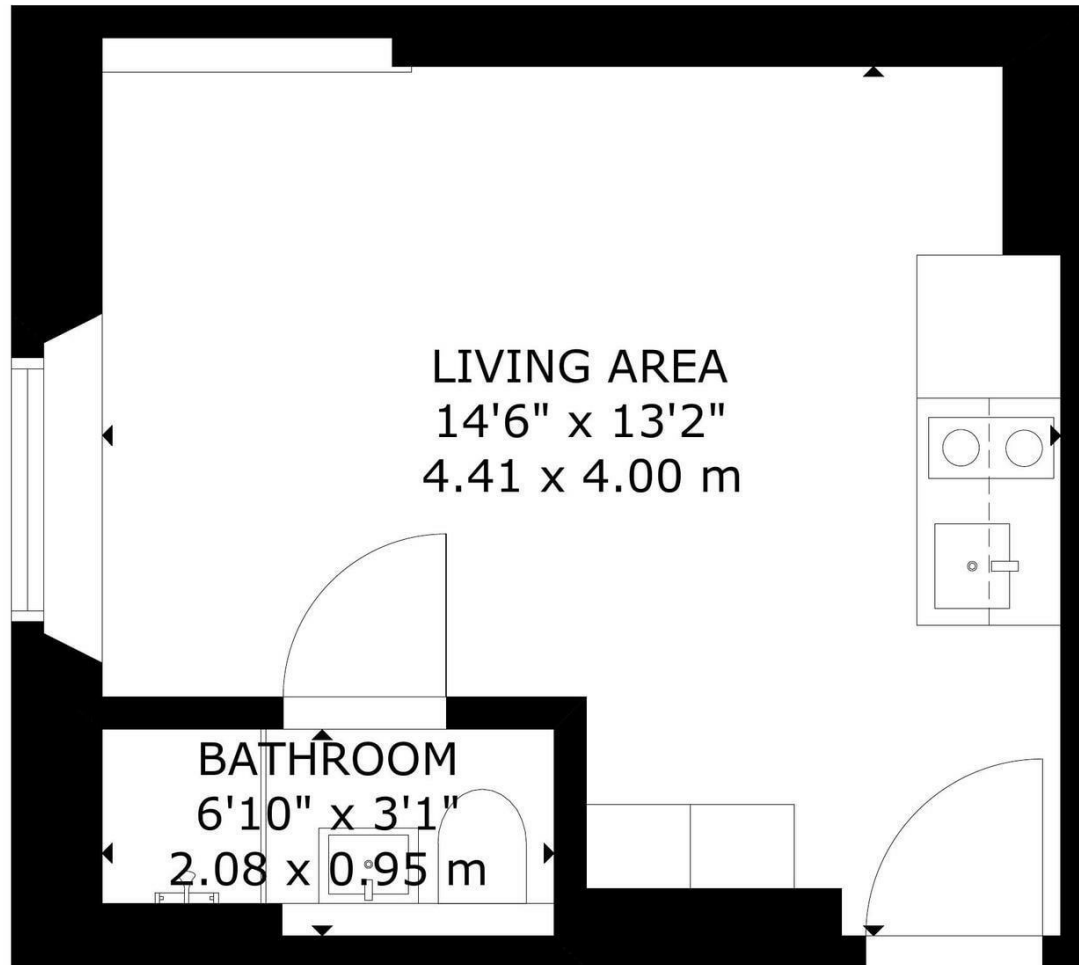












GROSS INTERNAL AREA  
TOTAL: 18 m<sup>2</sup>/191 sq ft  
GROUND FLOOR: 18 m<sup>2</sup>/191 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR