



**Balcony**  
9'10 (3.00)  
x 3'8 (1.12)

**Kitchen /  
Reception Room**  
23'1 (7.04) max  
x 17'1 (5.21) into bay

**Bedroom 2**  
12' (3.66)  
x 8' (2.44)

**Bedroom 1**  
12'1 (3.68)  
x 9'10 (3.00) max