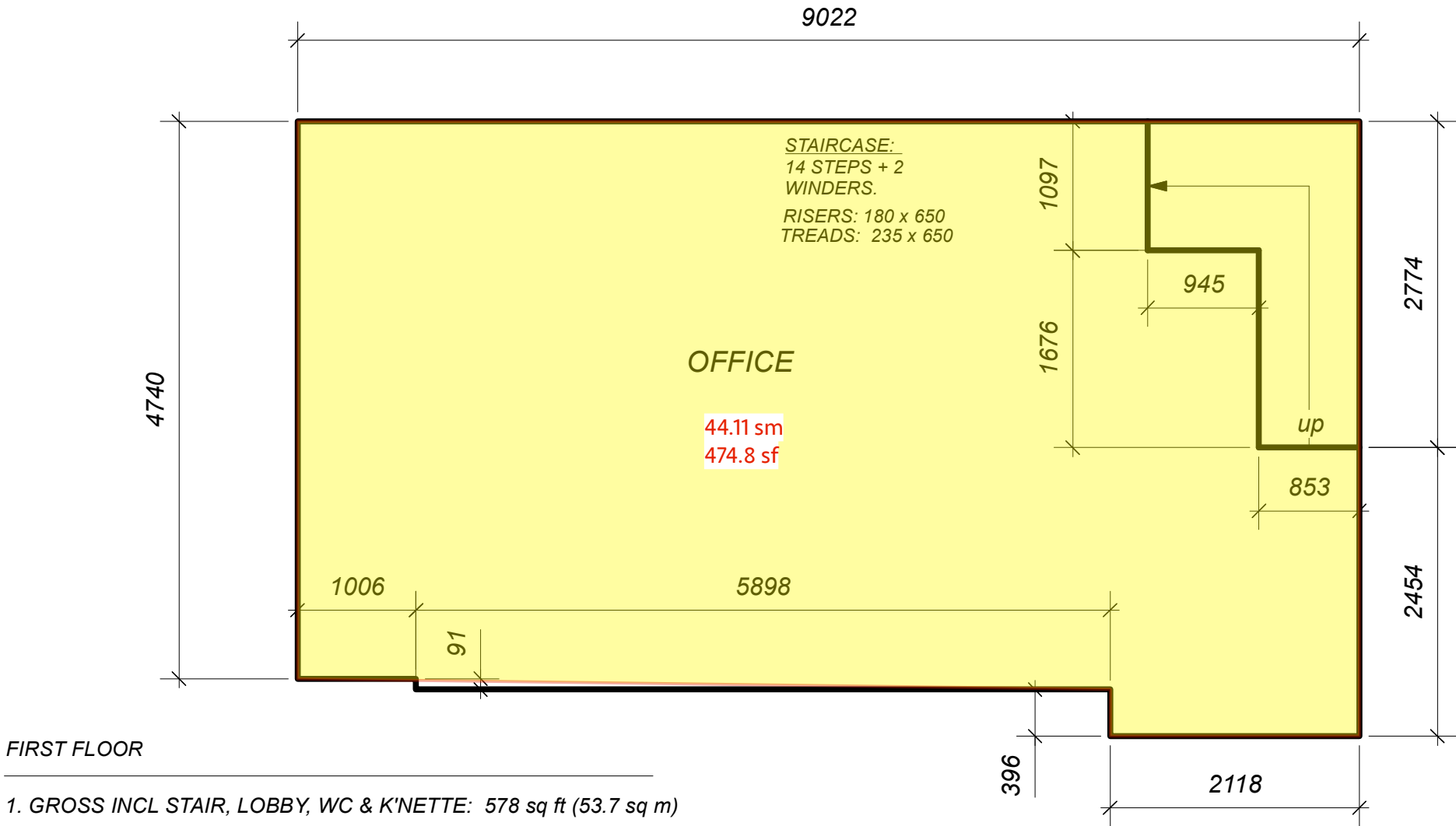
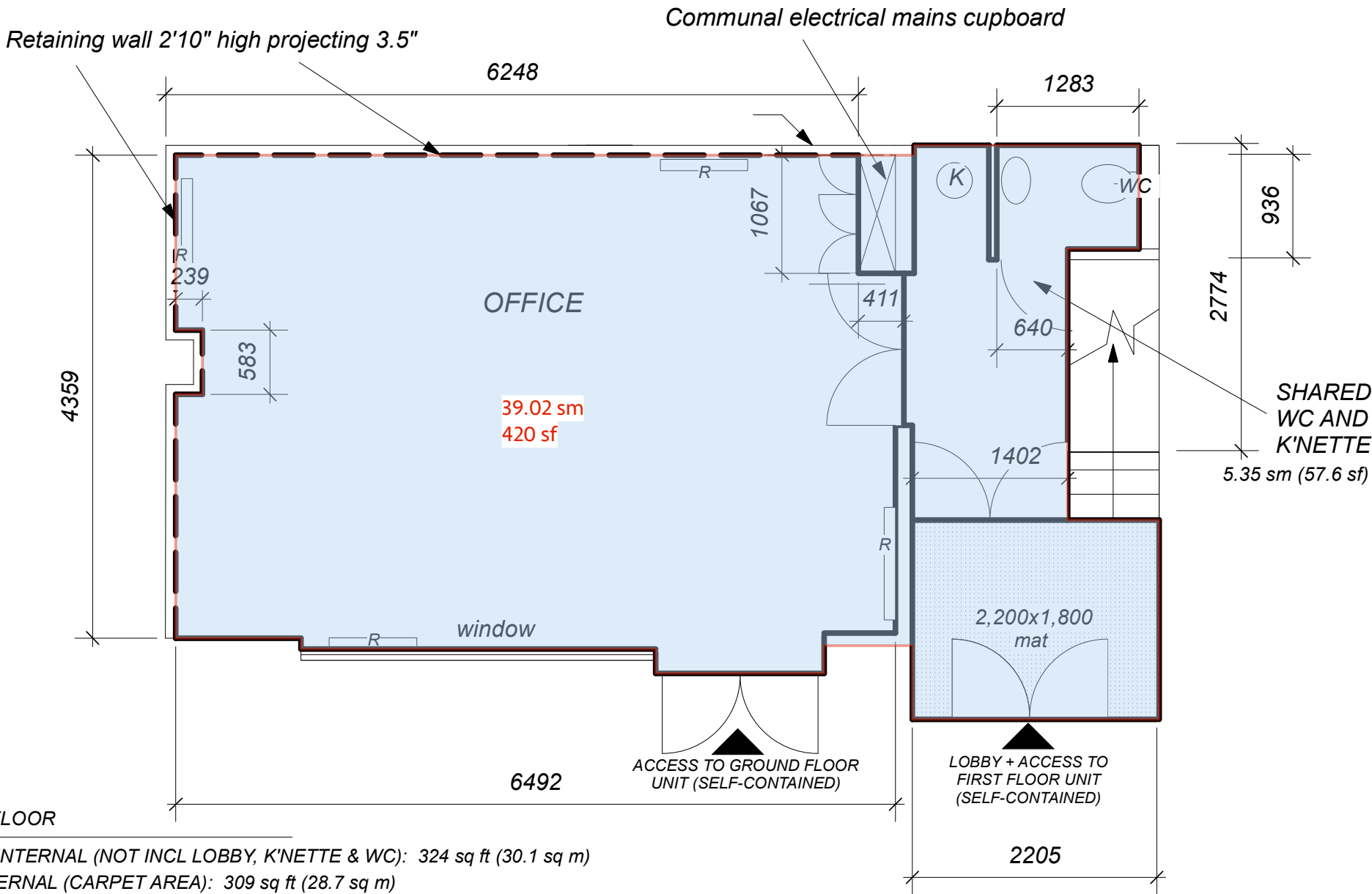




FIRST FLOOR

1. GROSS INCL STAIR, LOBBY, WC & K'NETTE: 578 sq ft (53.7 sq m)
2. NET INTERNAL (CARPET AREA-first floor but not stairs etc) : 440 sq ft (40.9 sq m)
3. NET INTERNAL (FOR S/C CALCULATION*) : 554 sq ft (51.5 sq m)

*100% area of first floor 'carpet area', incl stairs and s/c lobby plus 50% of kitchenette & wc: (2.675 sq m/28.8 sq ft))



GROUND FLOOR

1. GROSS INTERNAL (NOT INCL LOBBY, K'NETTE & WC): 324 sq ft (30.1 sq m)
2. NET INTERNAL (CARPET AREA): 309 sq ft (28.7 sq m)
3. NET INTERNAL (FOR S/C CALCULATION*) : 338 sq ft (31.4 sq m)

*100% area of ground floor 'carpet area', plus 50% of of kitchenette & wc (2.675 sq m/28.8 sq ft))

TOTALS:

GROSS INTERNAL: 902 sq ft (83.8 sq m)
NET INTERNAL*: 892 sq ft (82.9 sq m)

* Sum totals of calculation 3 above for ground and first floors

NOTE: All areas are approximate and no warranty as to accuracy can be given.

SCALE: 1:50 @ A3

STUDIO 1 27A PEMBRIDGE VILLAS W11 3EP