Graham Road W4 5DR Approximate Gross Internal Area Garden Ground Floor = 51 sq m / 549 sq ft 16'11" x 14'3" First Floor = 50.6 sq m / 545 sq ft5.16m x 4.35m Second Floor = 34.3 sq m / 369 sq ft (Approx) Total = 135.9 sg m / 1463 sg ftBedroom 12'0" x 9'8" 3.67m x 2.94m Dining / Family Room 18'11" x 12'0" 5.76m x 3.65m Bedroom 19'8" x 8'8" 6.00m x 2.64m _ 8'2" x 5'8" 2.48m x 1.73m Dn Kitchen 9'6" x 8'2" **Bedroom** Dressing Room 9'1" x 7'8" 2.78m x 2.34m 11'6" x 8'4" 3.51m x 2.55m $IN \rightarrow$ Up-12'2" x 7'9" 3.70m x 2.37m Bedroom Reception Room 14'6" x 13'9" 13'9" x 12'6" 4.43m x 4.19m 4.18m x 3.82m To Eaves Storage Front Garden Extends to **First Floor Second Floor** 10'3" (3.12m) = Reduced headroom

Measured in accordance with RICS guidlines. To be used for identification and guidance purposes only. Not to scale. © Photos Plans and EPCs | Tel: 07774 688 771 | info@photosplansandepcs.com | www.photosplansandepcs.com (ID 156849)

below 1.5 m / 5'0

Ground Floor