## Approximate gross internal area 211.90 sq m / 2281 sq ft (Including Eaves Storage) **Eaves Storage** BEDROOM 5.39 sq m / 58 sq ft 4.10 x 2.18M 13'5" x 7'2" BEDROOM 5.41 x 2.95M GARDEN 11.86 x 4.92M 17'9" x 9'8" 38'11" x 16'2" FAVES STORAGE 380 sq ft Third Floor KITCHEN/ DINING BEDROOM ROOM 3.06 x 2.46M 5.09 x 4.72M BEDROOM 10'0" x 8'1" 4.64 x 3.05M 15'3" x 10'0' BEDROOM 3.56 x 3.03M 11'8" x 9'11" RECEPTION ROOM 8.13 x 3.60M 26'8" x 11'10" BEDROOM BEDROOM 4.82 x 4.42M 4.89 x 3.77M 16'1" x 12'4' 15'10" x 14'6' GARDEN 4.70 x 3.13M 15'5" x 10'3' 583 sq ft 573 sq ft 687 sq ft **First Floor Second Floor Ground Floor**

Beaumont Road, W4

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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