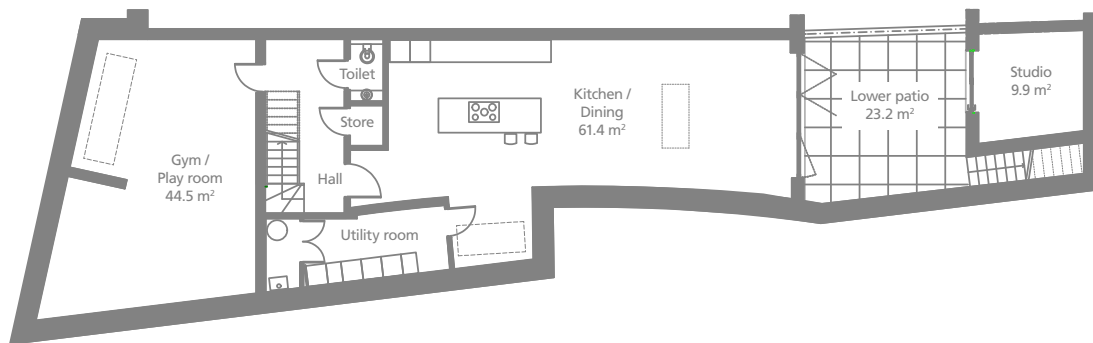
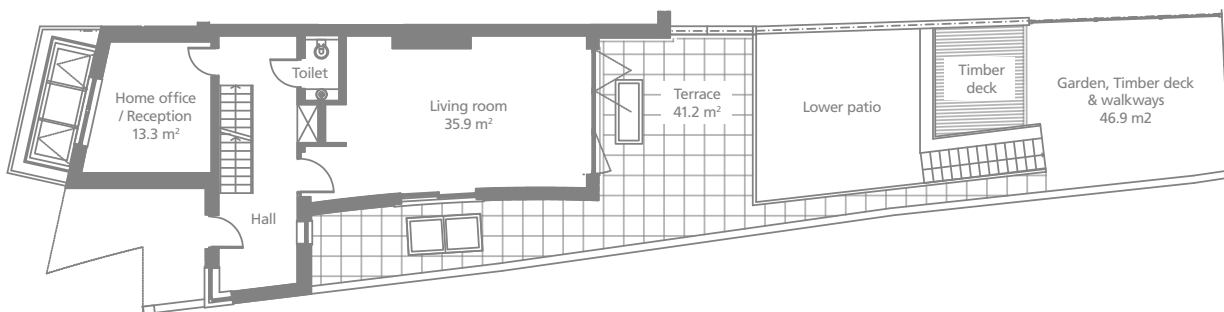


# Gifford House

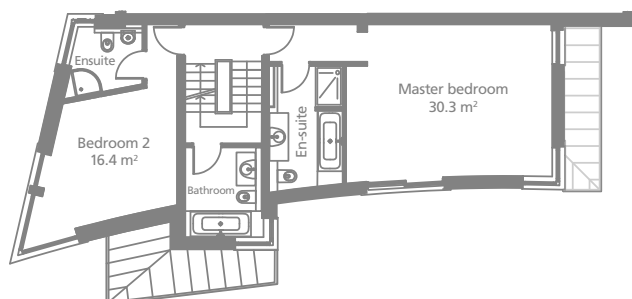
## Lower Ground Floor



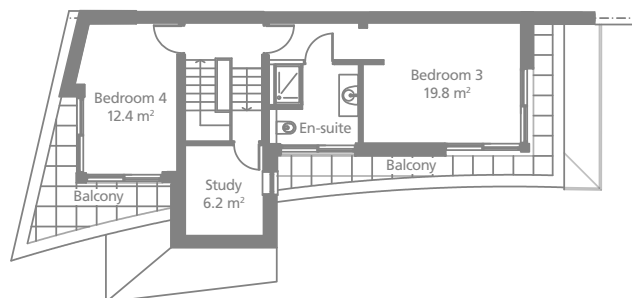
## Ground Floor



## First Floor



## Second Floor



Lower Ground Floor	Max size
Kitchen/Dining	61.4 m <sup>2</sup> (11.9 x 4.7m)
Gym/Playroom	44.5 m <sup>2</sup> (7.6 x 6.5m)
Utility	10.6 m <sup>2</sup> (5.3 x 1.9m)
Toilet	1.7 m <sup>2</sup> (1.7 x 1.0m)
Hall	13.6 m <sup>2</sup> (5.1 x 2.3m)
Studio	9.9 m <sup>2</sup> (3.2 x 3.1m)
<b>Total Floor Area</b>	<b>141.7 m<sup>2</sup> / 1,525.2 ft<sup>2</sup></b>
Patio	23.2 m <sup>2</sup> (4.8 x 4.8m)

Ground Floor	Max size
Living room	35.9 m <sup>2</sup> (8.1 x 4.8m)
Home office / Reception	13.3 m <sup>2</sup> (3.7 x 3.8m)
Toilet	1.8 m <sup>2</sup> (1.8 x 1.0m)
Hall	18.2 m <sup>2</sup> (7.5 x 2.3m)
<b>Total Floor Area</b>	<b>69.2 m<sup>2</sup> / 744.9 ft<sup>2</sup></b>
Terrace	41.2 m <sup>2</sup> (12.9 x 5.7m)
Garden, Timber deck & walkways	46.9 m <sup>2</sup> (8.9 x 4.9m)

First Floor	Max size
Master bedroom	30.3 m <sup>2</sup> (8.4 x 4.8m)
Master ensuite	7.7 m <sup>2</sup> (3.6 x 2.2m)
Bedroom 2	16.4 m <sup>2</sup> (5.4 x 4.2m)
Bedroom 2 ensuite	3.7 m <sup>2</sup> (2.1 x 1.8m)
Bathroom	6.0 m <sup>2</sup> (2.6 x 2.2m)
Landing	8.3 m <sup>2</sup> (3.0 x 2.2m)
<b>Total Floor Area</b>	<b>72.4 m<sup>2</sup> / 779.3 ft<sup>2</sup></b>

Second Floor	Max size
Bedroom 3	19.8 m <sup>2</sup> (7.5 x 3.5m)
Bedroom 3 ensuite	6.1 m <sup>2</sup> (2.6 x 2.4m)
Bedroom 4	12.4 m <sup>2</sup> (4.4 x 2.8m)
Bedroom 4 ensuite	6.2 m <sup>2</sup> (2.6 x 2.3m)
Landing	8.3 m <sup>2</sup> (3.0 x 2.2m)
<b>Total Floor Area</b>	<b>52.8 m<sup>2</sup> / 568.3 ft<sup>2</sup></b>
Balcony Bedroom 3	8.1 m <sup>2</sup> (8.2 x 4.5m)
Balcony Bedroom 4	6.9 m <sup>2</sup> (4.4 x 4.3m)

**Total House Area**      **343 m<sup>2</sup> / 3,692 ft<sup>2</sup>**  
(approx)

N.B. Denotes maximum measure