## Victoria Park Road, E9 Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft Study = 25.7 sq m / 276 sq ftTotal = 149.5 sq m / 1609 sq ftStudy $5.18 \times 4.92$ $17'0 \times 16'2$ Floorplanz © 2018 0203 9056099 Ref: 210422 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & Garden scale, Unless stated. Vilndows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. $4.97 \times 4.92$ $16'4 \times 16'2$ Bedroom $4.30 \times 2.22$ $14'1 \times 7'3$ Kitchen $4.39 \times 4.24$ = Reduced headroom below 1.5m / 5'0 $14'5 \times 13'11$ Ť √Dn ${\bf Bedroom}$ $3.02 \times 2.53$ 9'11 x 8'4 $3.79 \times 3.76$ $12'5 \times 12'4$ Bedroom $4.02 \times 3.59$ 13'2 x 11'9 Reception Room $5.19 \times 3.53$ $17'0 \times 11'7$ Bedroom $4.67 \times 3.23$ $15'4 \times 10'7$ First Floor **Second Floor** Front Garden $4.85 \times 4.14$ $15'11 \times 13'7$

**Ground Floor**