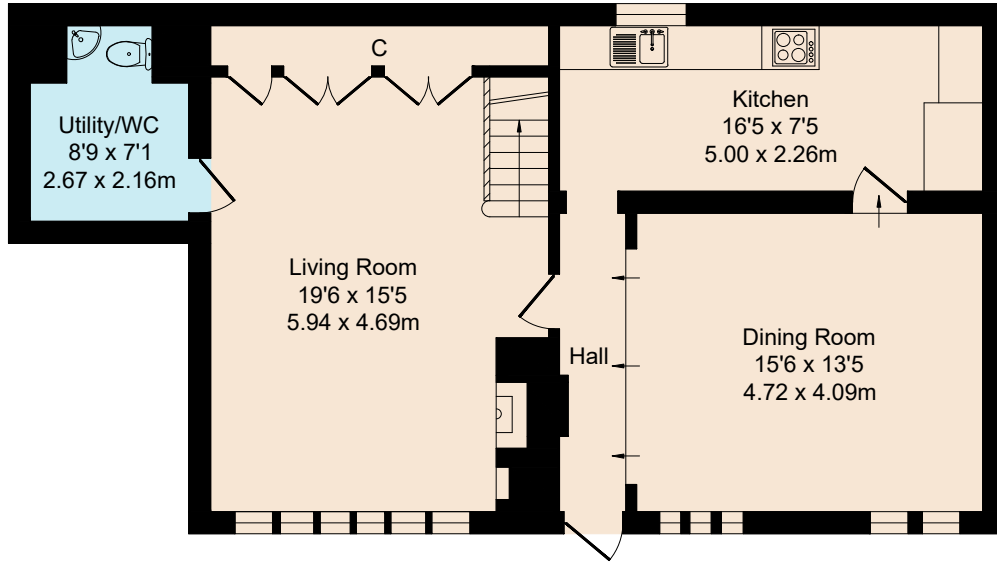


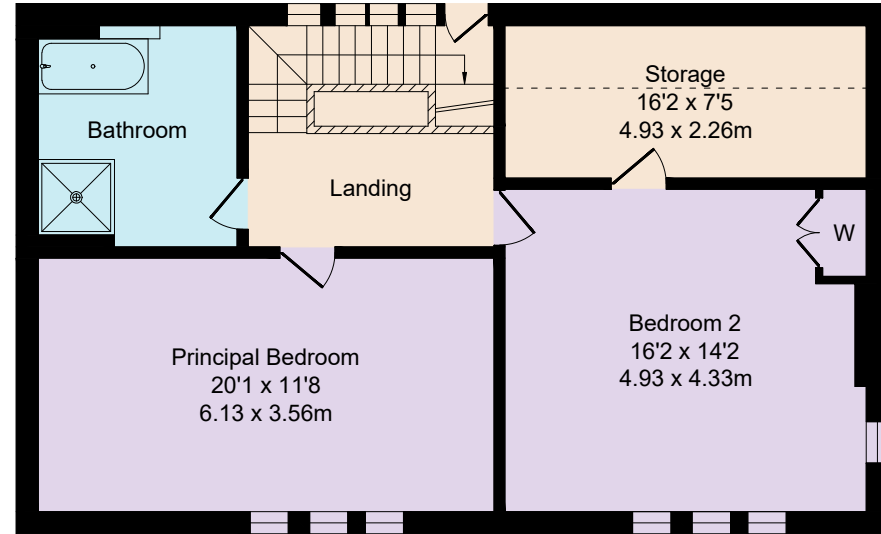
The Griffin, 5 Tong Lane, BD4

Total Approx. Floor Area 1628 Sq.ft. (151.3 Sq.M.)



Ground Floor

Approx. Floor
Area 822 Sq.Ft
(76.4 Sq.M.)



First Floor

Approx. Floor
Area 806 Sq.Ft
(74.9 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.