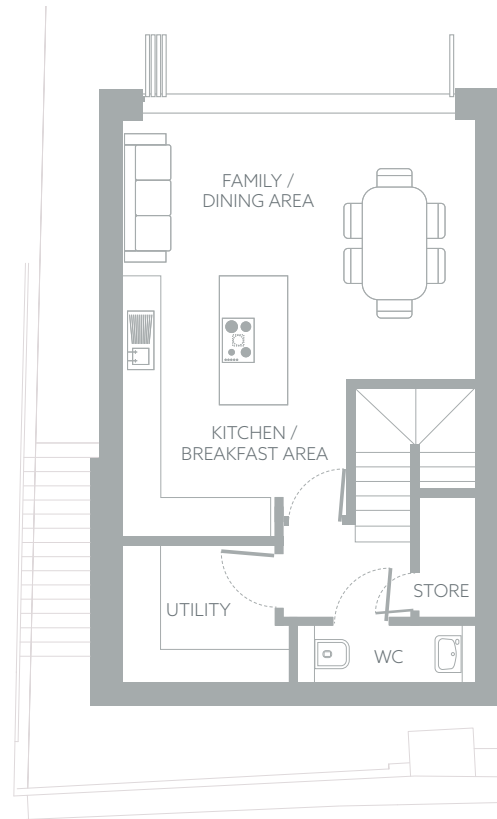
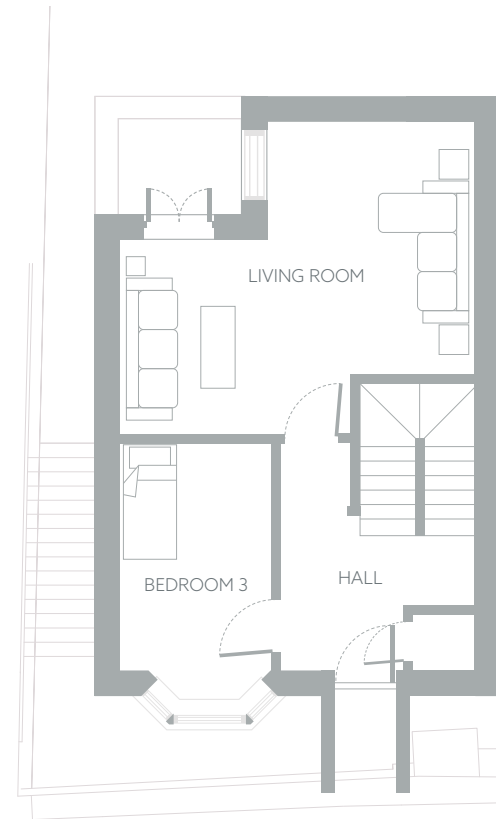


# OSWALD HOUSE EDGAR PLACE



LOWER GROUND FLOOR



GROUND FLOOR

## Lower Ground Floor

**Kitchen/Breakfast Area & Family/Dining Area**  
21' (6.4m) x 18'3" (5.57m)

**Utility**  
7'2" (2.2m) x 8'6" (2.63m)

**WC**  
3'1" (0.96m) x 9'1" (2.8m)

## Ground Floor

**Living Room**  
18' (5.5m) x 18'4" (5.62m)

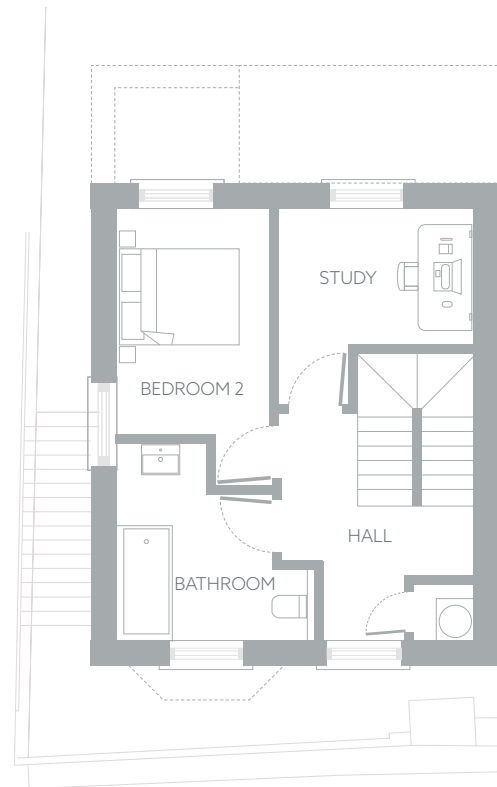
**Bedroom 3**  
11'10" (3.65m) x 7'8" (2.4m)

## First Floor

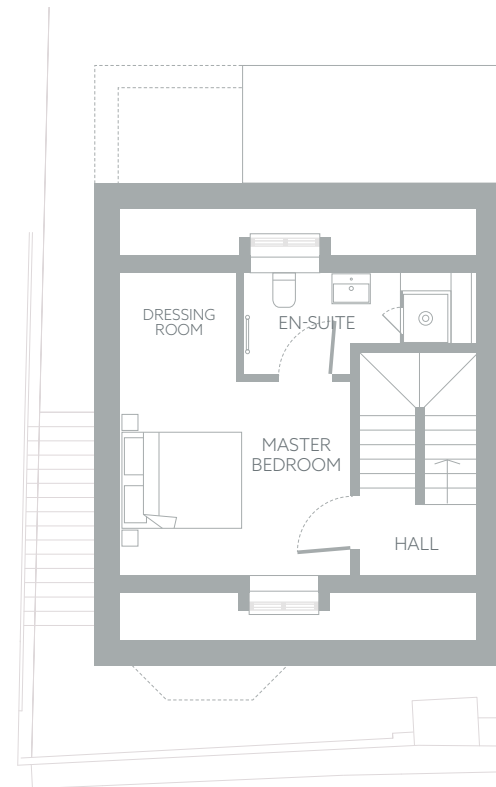
**Bedroom 2**  
11'8" (3.6m) x 7'8" (2.4m)

**Study**  
7'9" (2.2m) x 10'8" (3.1m)

**Bathroom**  
5'6" (3.2m) x 7'9" (3m)



FIRST FLOOR



SECOND FLOOR

## Second Floor

**Master Bedroom**  
12'7" (3m) x 12'1" (3.6m)

**En-Suite**  
5'3" (1.7m) x 8'1" (3.6m)

**Dressing Room**  
5'6" (1.7m) x 5'2" (1.85m)

**Lower Ground Floor**  
527 sq ft, (49 m<sup>2</sup>)

**Ground Floor**  
495 sq ft, (46 m<sup>2</sup>)

**First Floor**  
527 sq ft, (49 m<sup>2</sup>)

**Second Floor**  
290 sq ft, (27 m<sup>2</sup>)

**TOTAL FLOOR AREA**  
1,841 sq ft, (171 m<sup>2</sup>)

