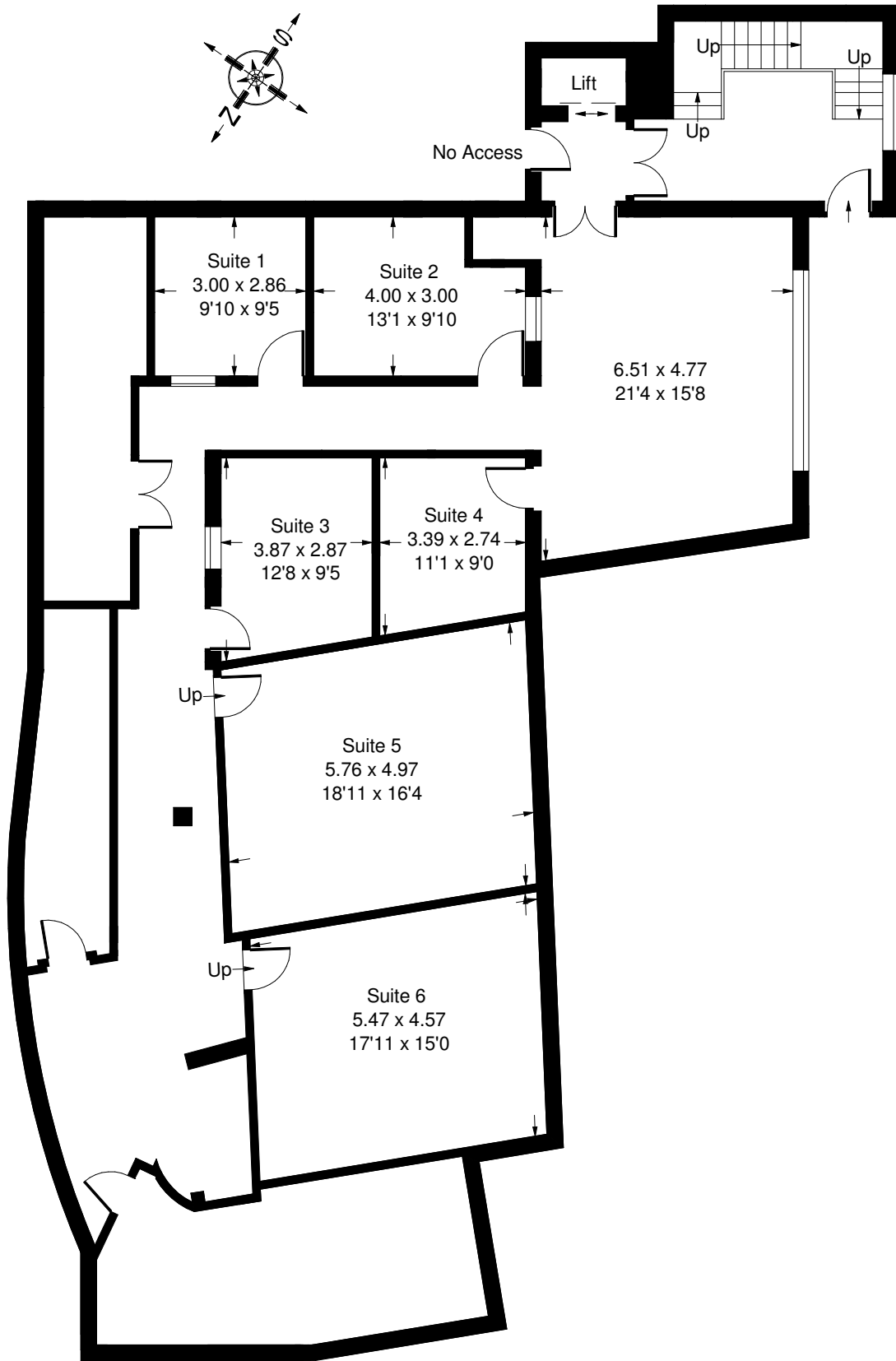


Berners Street, W1

Approx. Gross Internal Area = 240 sq m / 2583 sq ft
(Excluding Lift)



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.