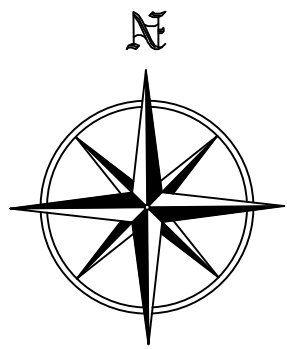


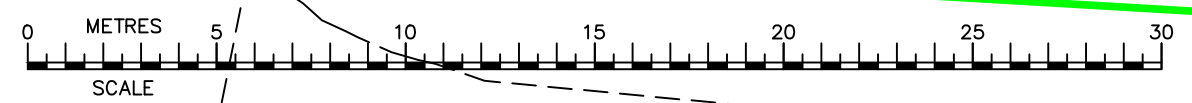


**KEY:**  
▭ = EXTENT OF DEMISED PREMISES  
▭ = EXTENT OF FREEHOLD TITLE



**INTERNAL FLOOR AREAS:**

<b>38 AVENUE ROAD:</b>
GIFA = 57.7 sq.m/621 sq.ft
NIFA (i.e. exc. WCs) = 52.4 sq.m/564 sq.ft
<b>40 AVENUE ROAD:</b>
GIFA = 52.5 sq.m/565 sq.ft
NIFA (i.e. exc. WCs) = 46.9 sq.m/505 sq.ft
<b>42 AVENUE ROAD:</b>
GIFA = 66.7 sq.m/718 sq.ft
NIFA (i.e. exc. WCs) = 62.4 sq.m/672 sq.ft
<b>44 AVENUE ROAD:</b>
GIFA = 65.4 sq.m/704 sq.ft
NIFA (i.e. exc. WCs) = 61.1 sq.m/658 sq.ft
<b>46 AVENUE ROAD:</b>
GIFA = 51.4 sq.m/553 sq.ft
<b>38-46 AVENUE ROAD:</b>
GIFA = 305.7 sq.m/3,291 sq.ft
NIFA (i.e. exc. WCs) = 285.5 sq.m/3,073 sq.ft



DATE

<p><b>FNH PROPERTY SERVICES</b></p> <p>Hillside          London Road          West Kingsdown          Sevenoaks          TN15 6EX</p> <p>Mob: 07949 928 170          Email: fethi.huseyin@outlook.com</p>	CLIENT	TC&D Construction	SCALE	1:200 @ A3	DATE	July 2022	
	JOB	38 - 46 Avenue Road, Bexleyheath, Kent DA7 4EG	FH		FH		
	TITLE	Land Registry Lease Plan - Ground Floor/Site Plan	JOB NO.	220704	DRAWING No.	1 of 2	REVISION