Wedderburn Road, NW3 Gross internal area (approx.) 353 Sq m (3802 Sq ft) For identification only, Not to Scale capital 020 8671 7722 Garden 69'x42' (21.0x12.8) Patio 37' 7"x15' (11.5x4.6) 13' 6"x13' 5" (4.1x4.1) Kitchen / Family Room 19' 3"x14' 6" Sitting Room / Dining Room 28' 7"x21' 5" (5.9x4.4) (8.7x6.5) (3.11m) • • • Bedroom 15'x12' 6" (4.6x3.8) TV Room 12' 10"x9' 3" (3.9x2.8) Hall (2.25m) Gym 12' 8"x10' 10" (3.9x3.3) Utility Study 11' 9"x9' 1" (3.6x2.8) 0 Studio 16' 10"x11' 10" (5.1x3.6) Bedroom 17' 4"x12' 6" (5.3x3.8) Bedroom 19' 6"x13' 11" (6.0x4.2) Bedroom 17' 5"x14' 2" (5.3x4.3) (2.62m) (2.31m) (IN Raised Ground Floor **Lower Ground Floor**