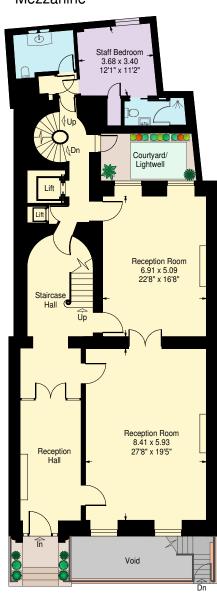
### Mezzanine



## Ground Floor

APPROX. SCALE 0 1 2 3 4 5 10Ft 0 1 2 3M

### Grafton Street, London W1J

Approximate Gross Internal Area:
1172.5 sq.m. / 12,621 sq.ft.
(Including reduced height area below 1.5m - 1.0 sq.m. / 11 sq.ft.)
(Not including vaulted stores, cupboards or first floor plant room)
Vaulted stores - 64.7 sq.m. / 696 sq.ft.
Basement cupboards - 1.8 sq.m. / 19 sq.ft.
First floor plant room - 9.2 sq.m. / 99 sq.ft.

Total area - 1248.2 sq.m. / 13,436 sq.ft.



Guest Bedroom 3.90 x 3.87 12'10" x 12'8"

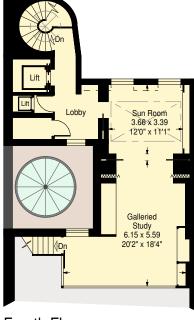
Bedroom 5.23 x 3.10 17'2" x 10'2"

# Mezzanine

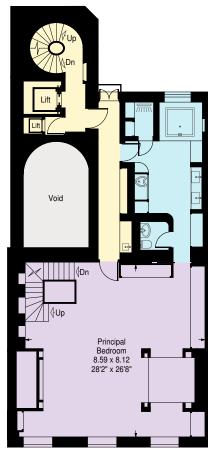


Second Floor

First Floor



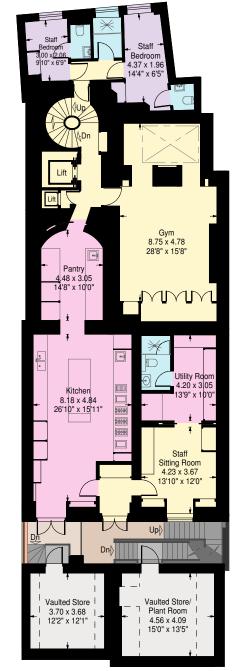
Fourth Floor



Third Floor

# Cinema 6.50 x 4.28 21'4" x 14'0" Swimming Pool 8.00 x 4.66 26'3" x 15'3" Plant Room 4.56 x 4.09 15'0" x 13'5" 3.70 x 3.68 12'2" x 12'1"

Basement



Lower Ground Floor

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This plan is for guidance only and must not be relied upon as a statement of fact.