



Ground Floor  
 Approximate Floor Area  
 455.09 sq. ft.  
 (42.28 sq. m)

First Floor  
 Approximate Floor Area  
 418.28 sq. ft.  
 (38.86 sq. m)

Total Gross Internal Area  
 873.38 sq. ft.  
 (81.14 sq. m)

**Welwyn Way, Hayes, UB4**

Illustration for identification purposes only, measurements are approximate, not to scale.