Rookfield, Hammers Lane, London, NW7 Approximate Area = 1427 sq ft / 133 sq m (includes garage) **Denotes restricted** Limited Use Area(s) = 87 sq ft / 8 sq m head height Total = 1514 sq ft / 141 sq m For identification only - Not to scale Garden **Approximate** Access to **Eaves** 63'6 (19.35) x 17'10 (5.43) Down Bedroom 1 13' (3.96) max x 12'4 (3.76) max Kitchen / Conservatory 17'9 (5.41) x 11'11 (3.63) max **SECOND FLOOR Reception Room** 18'4 (5.59) max x 14'3 (4.34) max **Bedroom 3** 12'11 (3.94) x 10'3 (3.12) Down Up **Reception Room Bedroom 2** 15' (4.57) max Up 15'4 (4.67) max x 12'7 (3.84) Bedroom 4 x 11'8 (3.56) 9'3 (2.82) x 6'4 (1.93)



GROUND FLOOR



FIRST FLOOR