

Note

Floor areas:

Ground floor = 66.7m²
First floor = 64.7m²
GIA = 131.4m²

Room 7:

Room 7 has a floor area of 5.11m². This is below the minimum floor area of 6.51m² prescribed for a room used as sleeping accommodation by one person aged over 10 years by regulation 4 of the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018. It cannot lawfully be used as sleeping accommodation and is not counted as a bedroom.

Schedule of Accommodation

Room	Floor	Area	Sleeping accommodation
Bedroom 1	Ground	14.76m²	Yes
Bedroom 2	Ground	10.99m²	Yes
Bedroom 3	Ground	15.57m²	Yes
Bedroom 4	First	9.72m²	Yes
Bedroom 5	First	11.39m²	Yes
Bedroom 6	First	11.82m²	Yes
Room 7	First	5.11m²	No (below 6.51m²)

Six rooms are capable of use as sleeping accommodation. Shared amenities: two kitchens, two bathrooms and a separate WC. Areas are taken from a measured survey and 3D scan of the property carried out on 6 November 2025.

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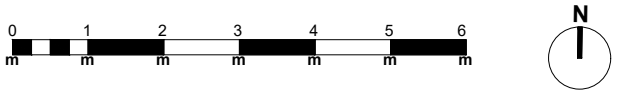
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Scale & Orientation





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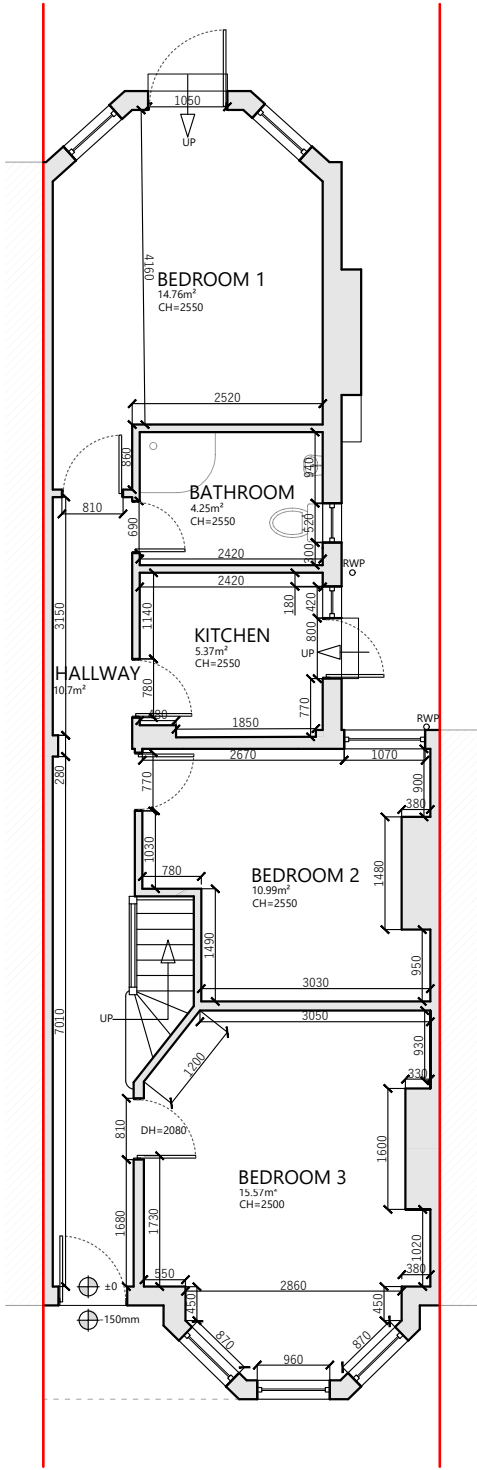
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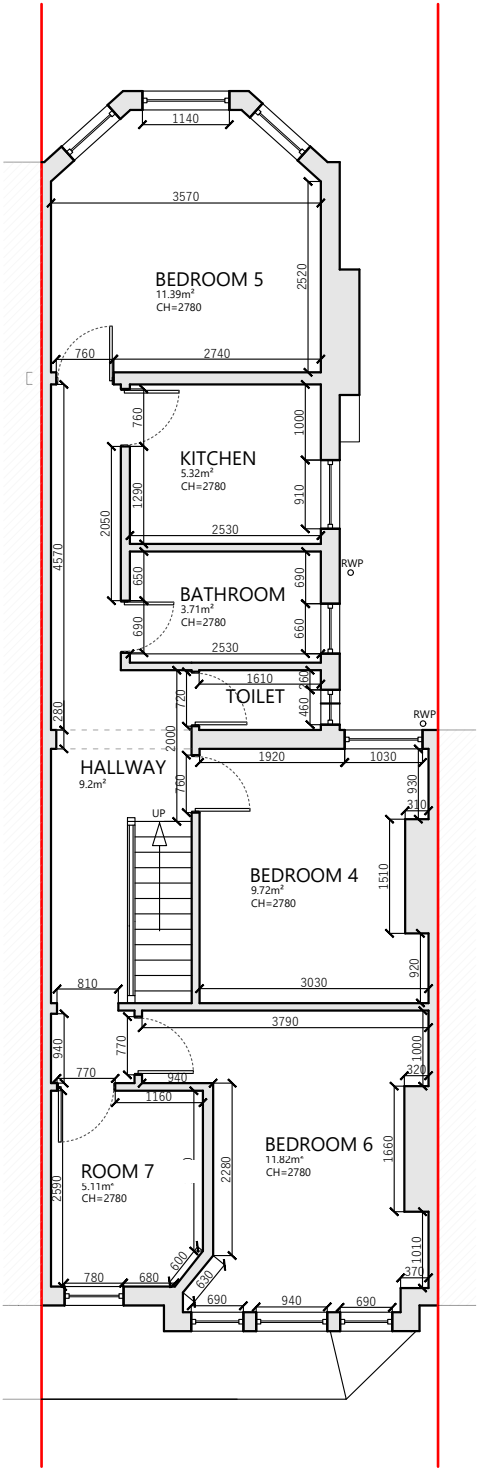
Project: 21 Arcadian Gardens, London, N22 5AG

Drawing No. 001			Workstage1
Note.			Revision. R0
Paper. A3	Drawn. AR	Checked. EB	Scale. 1:100
Client. Kasim			Date. 12.11.2025

Existing Floor Plans



A EXISTING GROUND FLOOR PLAN



B EXISTING FIRST FLOOR PLAN