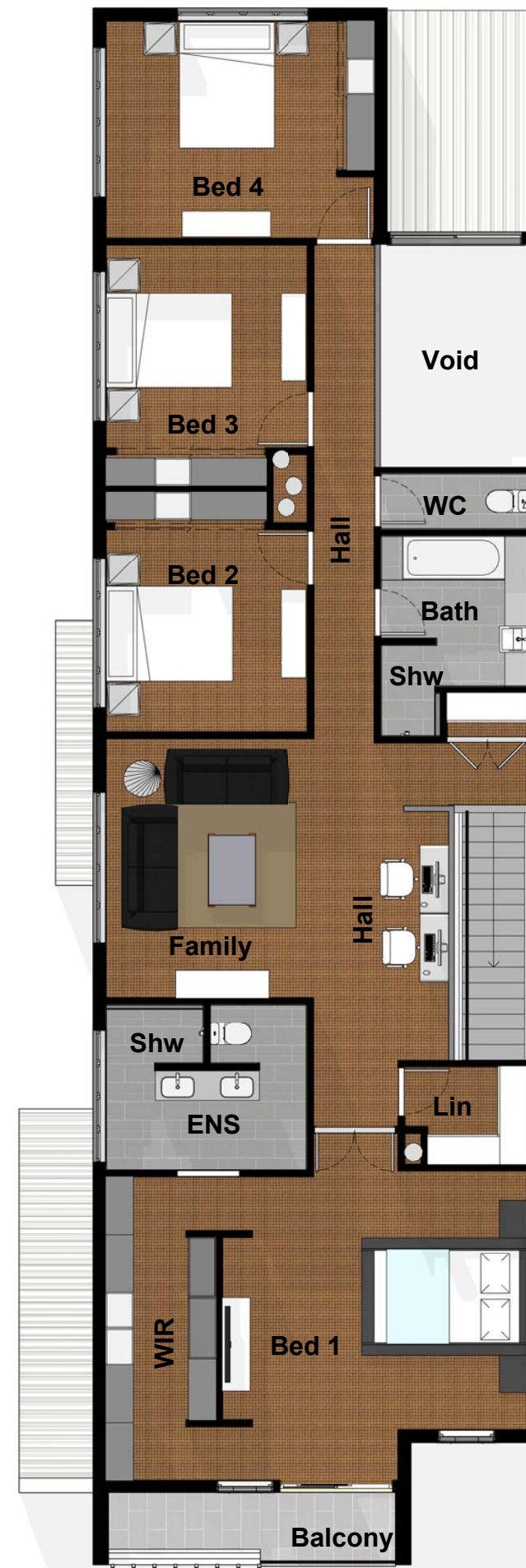


Lower Floor Area	148.2 m <sup>2</sup>
Porch Area	5.7 m <sup>2</sup>
Alfresco	25.8 m <sup>2</sup>
Upper Floor Area	161.0 m <sup>2</sup>
Balcony	5.9 m <sup>2</sup>
Grand total	346.7 m <sup>2</sup>



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BY PETER STEPHENS



## MORNINGSIDE 347

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