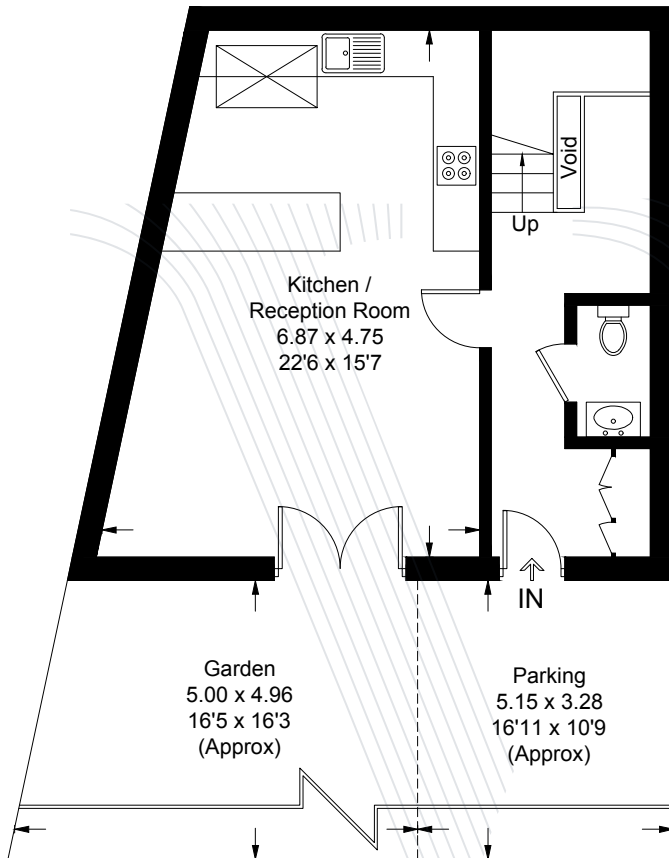
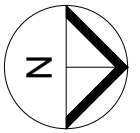
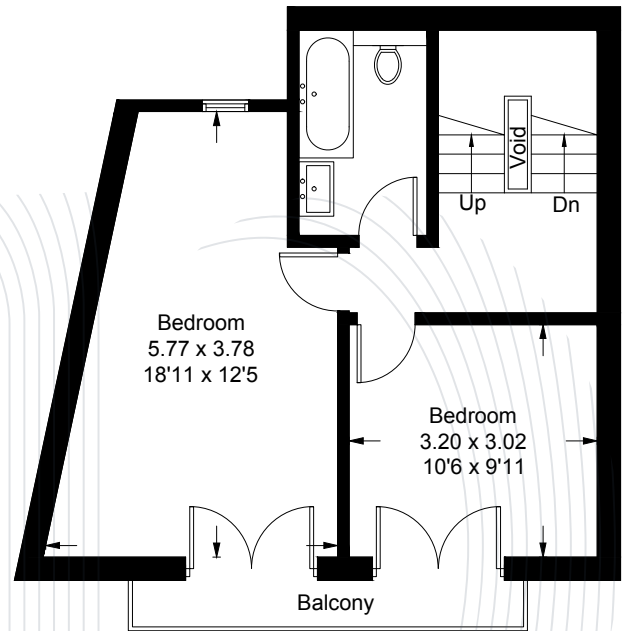


Magna Square, London, SW14

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

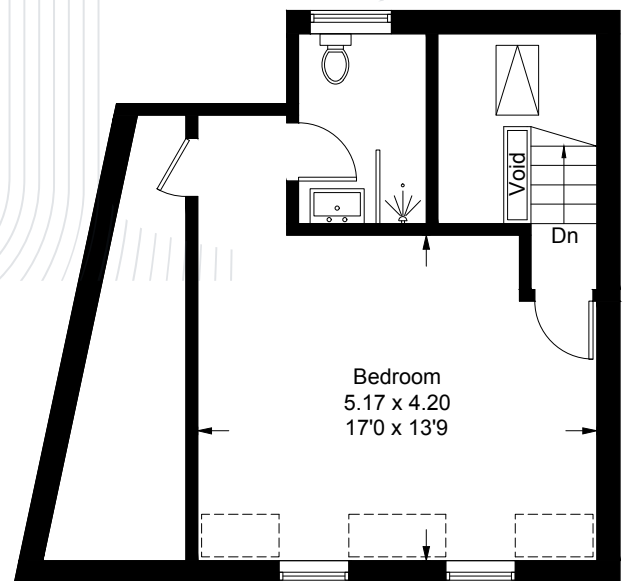


**Ground Floor = 467 sq ft / 43.4 sq m
(Excluding Void)**



**First Floor = 449 sq ft / 41.7 sq m
(Excluding Void)**

 = Reduced headroom below 1.5m / 5'0



**Second Floor = 443 sq ft / 41.2 sq m
(Excluding Void)**