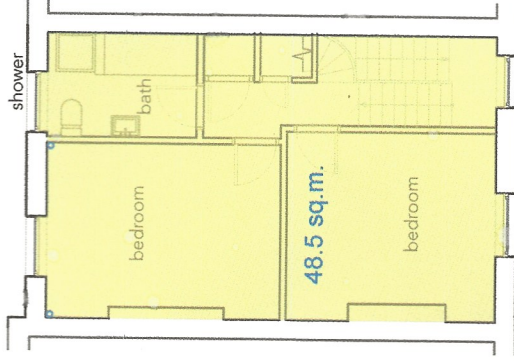




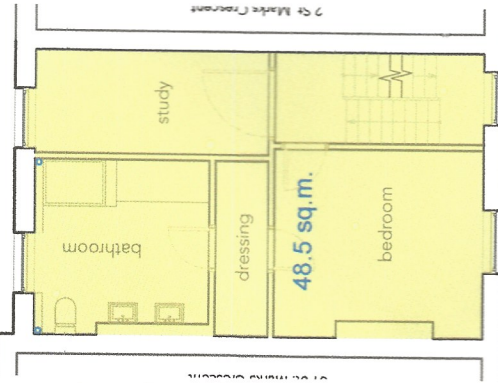
EXISTING LOWER GROUND PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ATTIC FLOOR PLAN



EXISTING FIRST FLOOR PLAN

**EXISTING AREAS**

|              |                       |
|--------------|-----------------------|
| Lower Ground | 82.5 sq.m.            |
| Upper Ground | 49.4 sq.m.            |
| First Floor  | 48.5 sq.m.            |
| Second Floor | 48.5 sq.m.            |
| Third Floor* | 29.4 sq.m.            |
| <b>TOTAL</b> | <b>258.3 sq.m.</b>    |
|              | <b>≈ 2,780 sq.ft.</b> |

\*Third Floor (without eaves)  
= 19.3 sq.m.  
(10.1m. sq. or 108 sq.ft less)

Note:  
All dimensions to be checked on site.  
Drawing subject to all statutory  
approvals. Boundaries are shown  
indicatively.

Revisions: 23/03/2026 Tender issue

1 SAINT MARKS CRESCENT, NW1 7TS  
EXISTING FLOOR PLANS + AREAS

DWS No. 1SMC-T-02

DATE MAR 2026

SCALE 1:100@A3

JONATHAN HESLOP ARCHITECTS LTD. 020 7464 4444