

Property boundary

22 Wellington Road

9.95 m

9.9 m

External door to property ground floor

Ground floor room inaccessible
from main property

Timber steps to raised deck
via rear garden

Floor plan: Ground Floor – Existing

Scale 1:100

- Existing basement is divided from main house (no internal access to first floor of main house), with access provided through outside door as shown.
- Hatched area shows room which is inaccessible from the ground floor, or from the main house, but can be accessed via hatch from garden to rear.