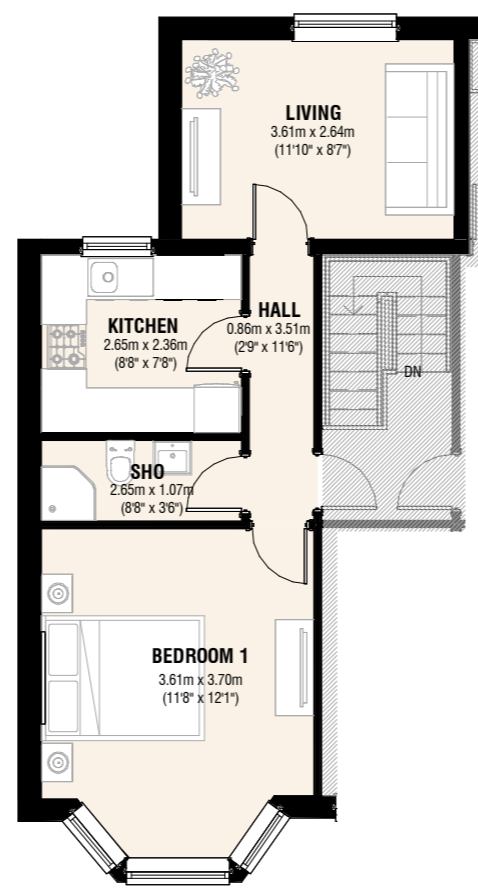


# Flat 2 - First Floor

Approx 37.3 sq. metres (401.5 sq. feet)



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**AREA MEASUREMENT**  
 The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and the building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.



TITLE  
**FLAT 2, 43 ELGIN ROAD  
 ILFORD IG3 8LL**

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DRAWING TITLE  
**MARKETING PLAN**

SCALE	1 : 100@ A3	DRAWN BY	MG
DATE	APR 2026	CHECKED BY	RL
JOB No.	-	DWC	A101
STAGE	INFORMATION		

REV	DATE	AMENDMENT