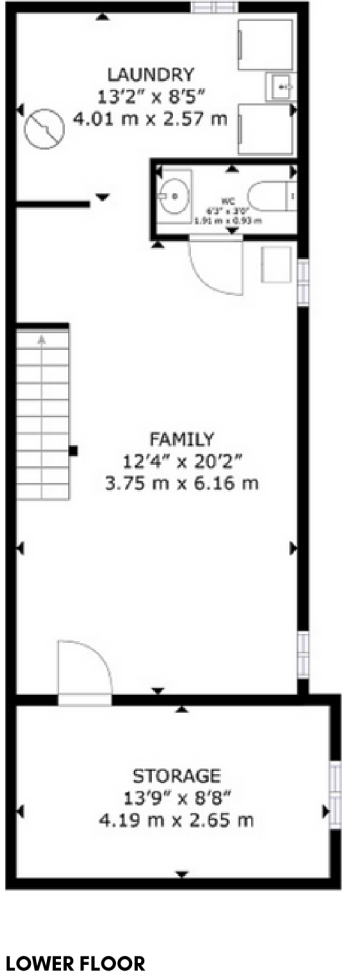
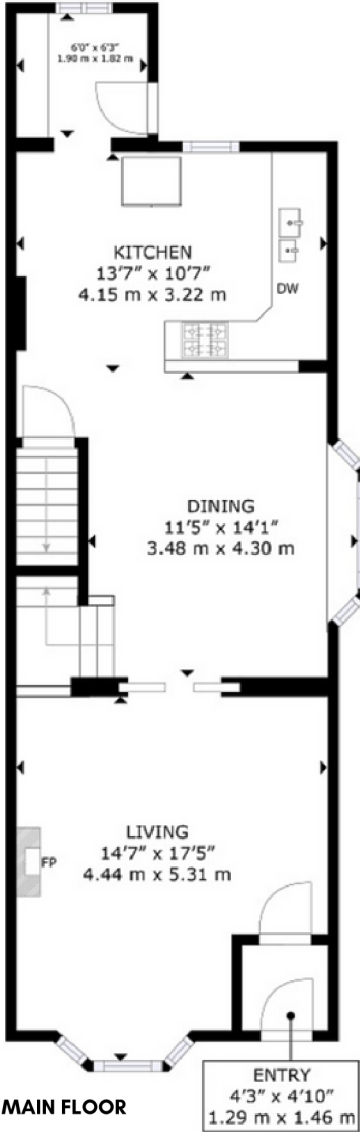


70 FERMANAGH AVENUE



Note: Measurements & Calculations are approximate. Provided as a guideline only.

GROSS INTERNAL AREA

Basement: 495 sq. ft. or 46 m²
 Main Floor: 656 sq. ft. or 61 m²
 Second Floor: 613 sq. ft. or 57 m²

Reduced Headroom Below:
 2.07 M: 22 sq. ft. TOTAL: 1,764 sq. ft. 164 m²