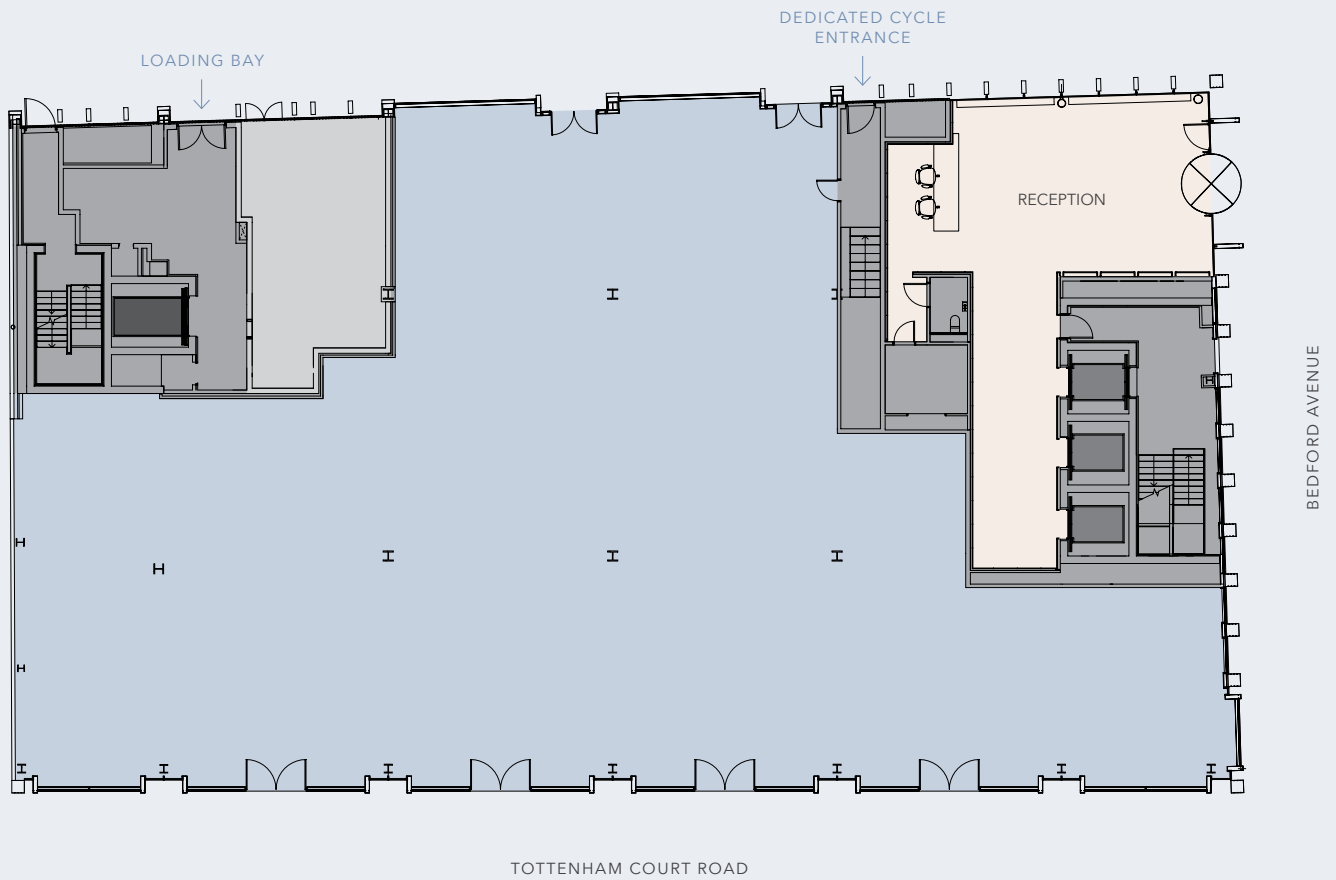


**THE AVENUE**  
LONDON

**FLOOR PLANS**

## GROUND FLOOR

969 SQ FT / 90 SQ M (NIA) – Reception



- Office
- Retail
- Core
- Plant
- Lifts
- Service lift

# FIRST FLOOR

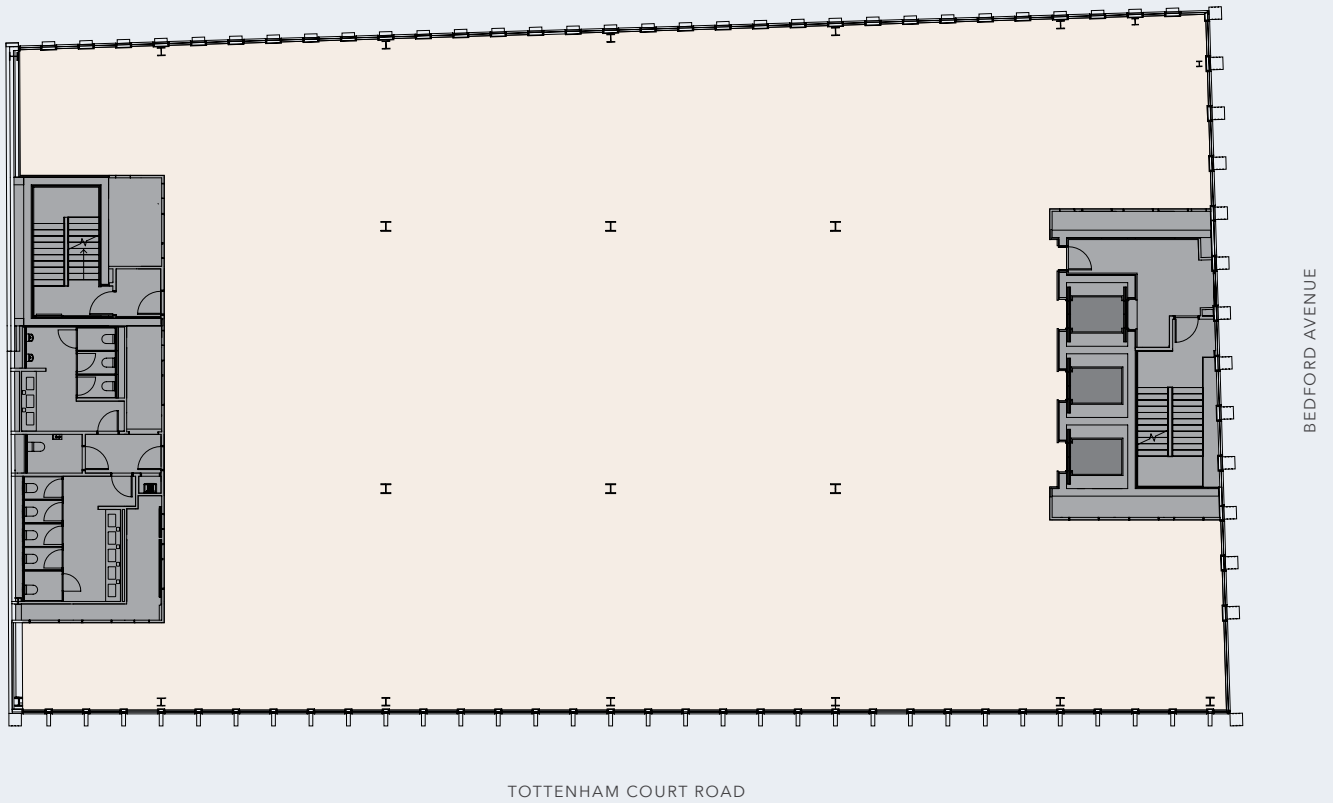
11,399 SQ FT / 1,059 SQ M (NIA)



- Office
- Core
- Lifts

## SECOND FLOOR

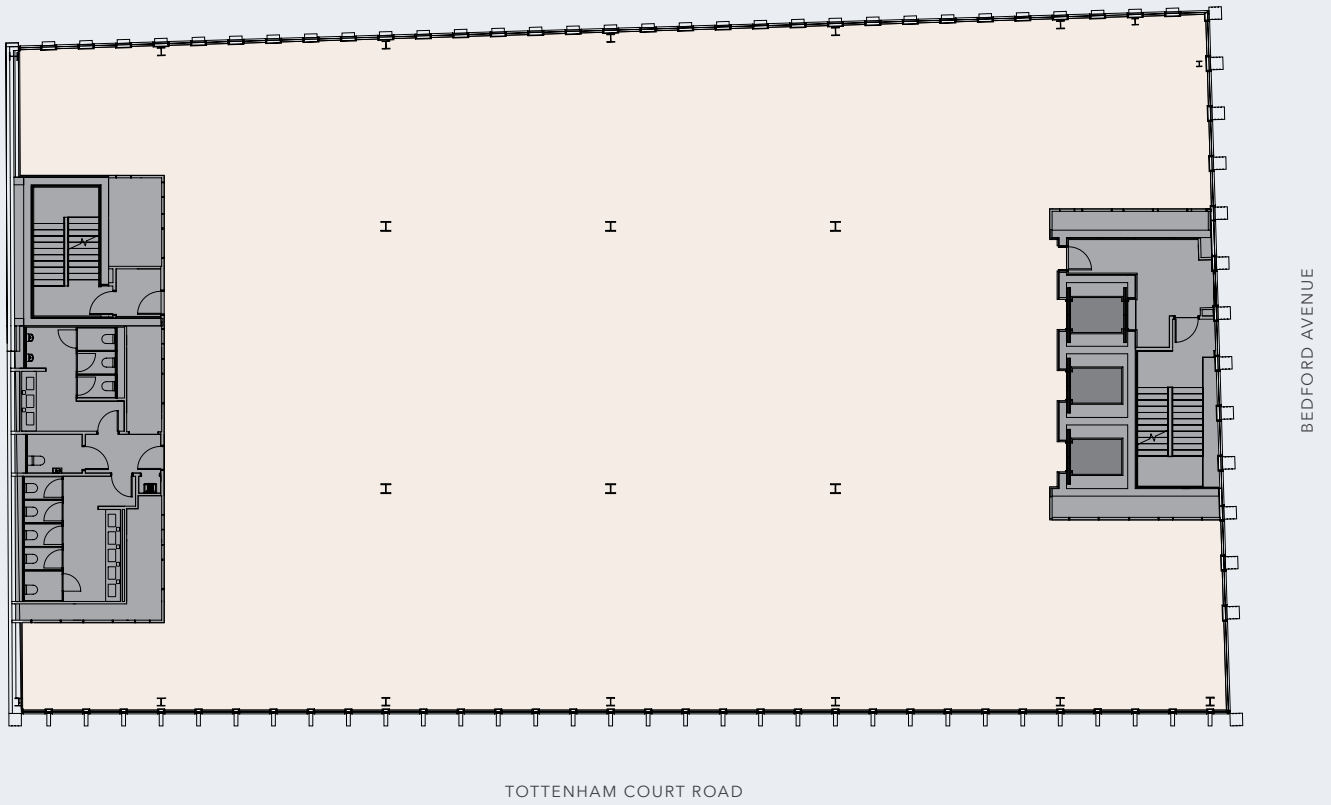
11,948 SQ FT / 1,110 SQ M (NIA)



- Office
- Core
- Lifts

### THIRD FLOOR

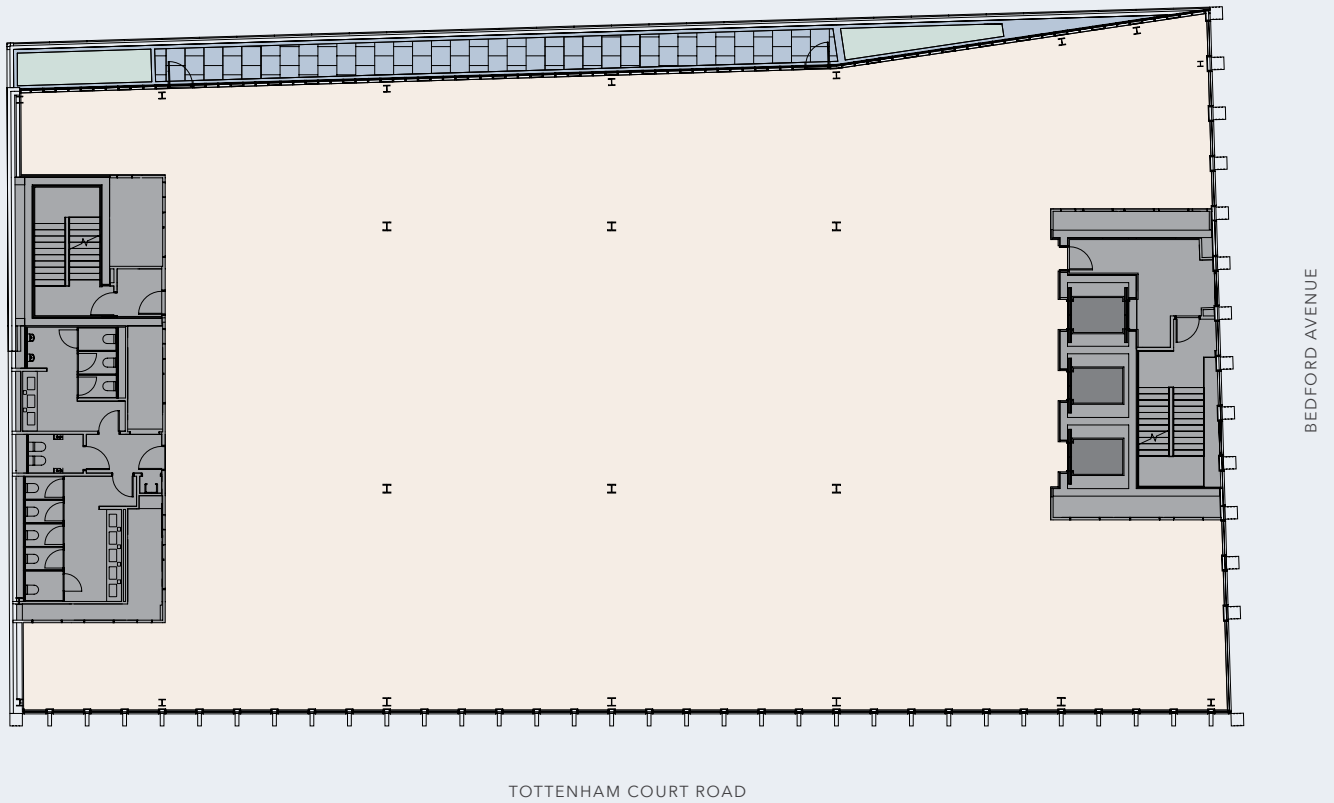
11,948 SQ FT / 1,110 SQ M (NIA)



- Office
- Core
- Lifts

### FOURTH FLOOR

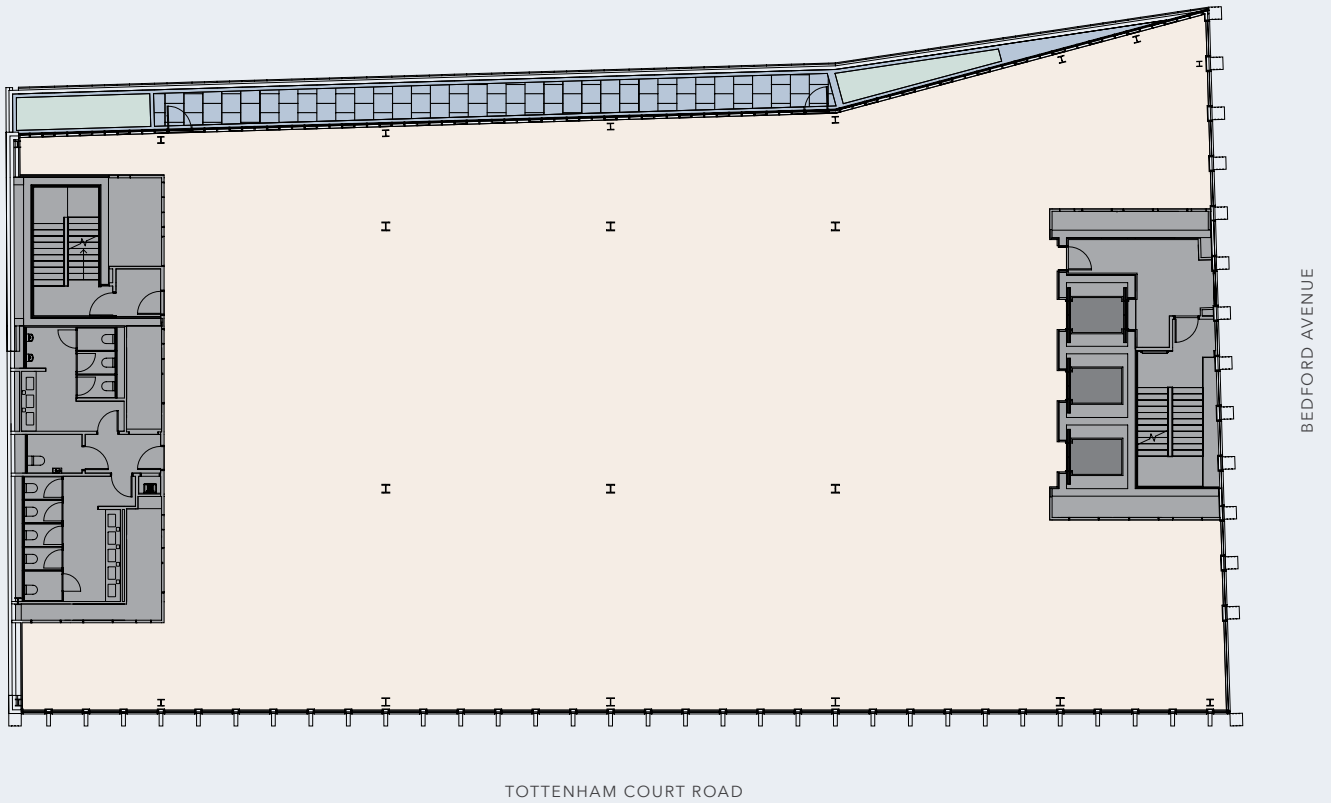
11,227 SQ FT / 1,043 SQ M (NIA)  
384 SQ FT / 36 SQ M – Terrace



- Office
- ⊕ Accessible terrace
- Green roof
- Core
- Lifts

### FIFTH FLOOR

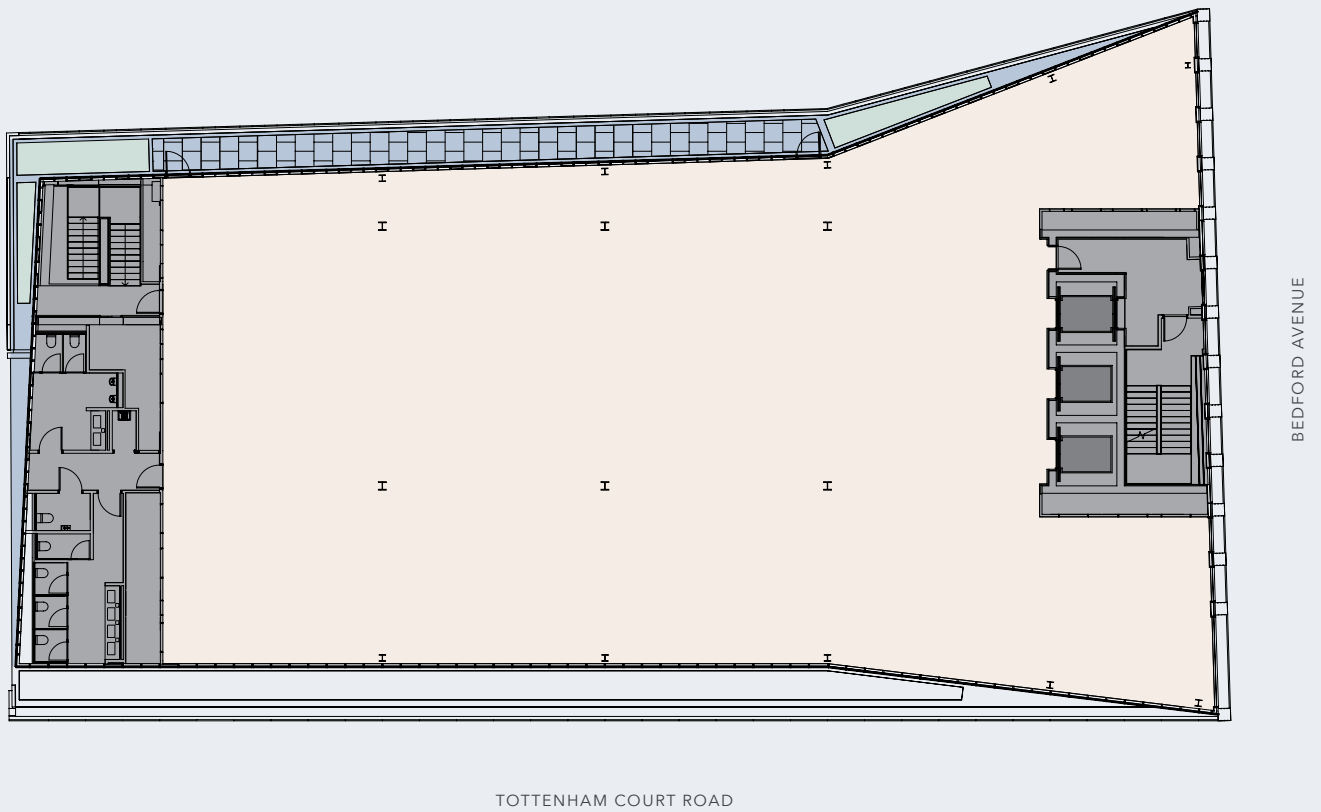
10,430 SQ FT / 969 SQ M (NIA)  
383 SQ FT / 36 SQ M – Terrace



- Office
- ⊕ Accessible terrace
- Green roof
- Core
- Lifts

## SIXTH FLOOR

8,880 SQ FT / 825 SQ M (NIA)  
382 SQ FT / 35 SQ M – Terrace

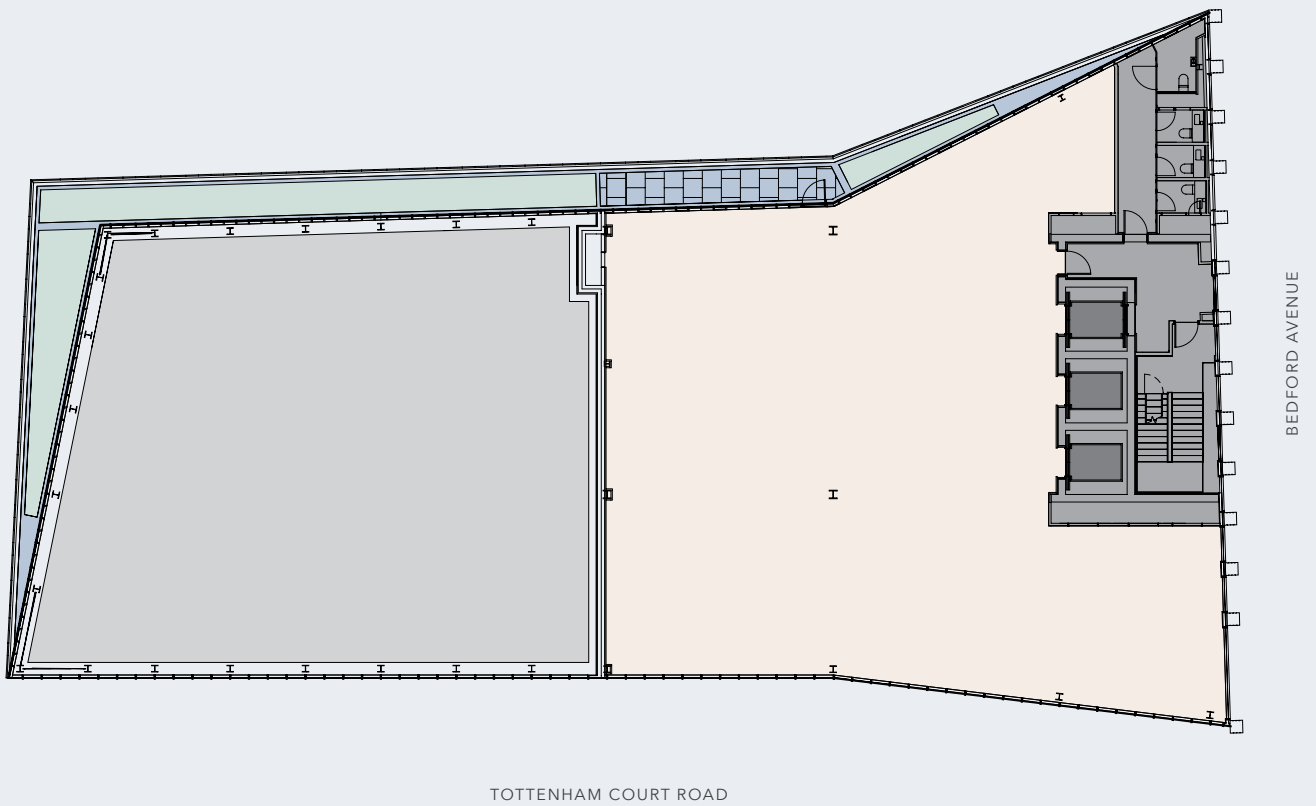


- Office
- ⊕ Accessible terrace
- Green roof
- Core
- Lifts



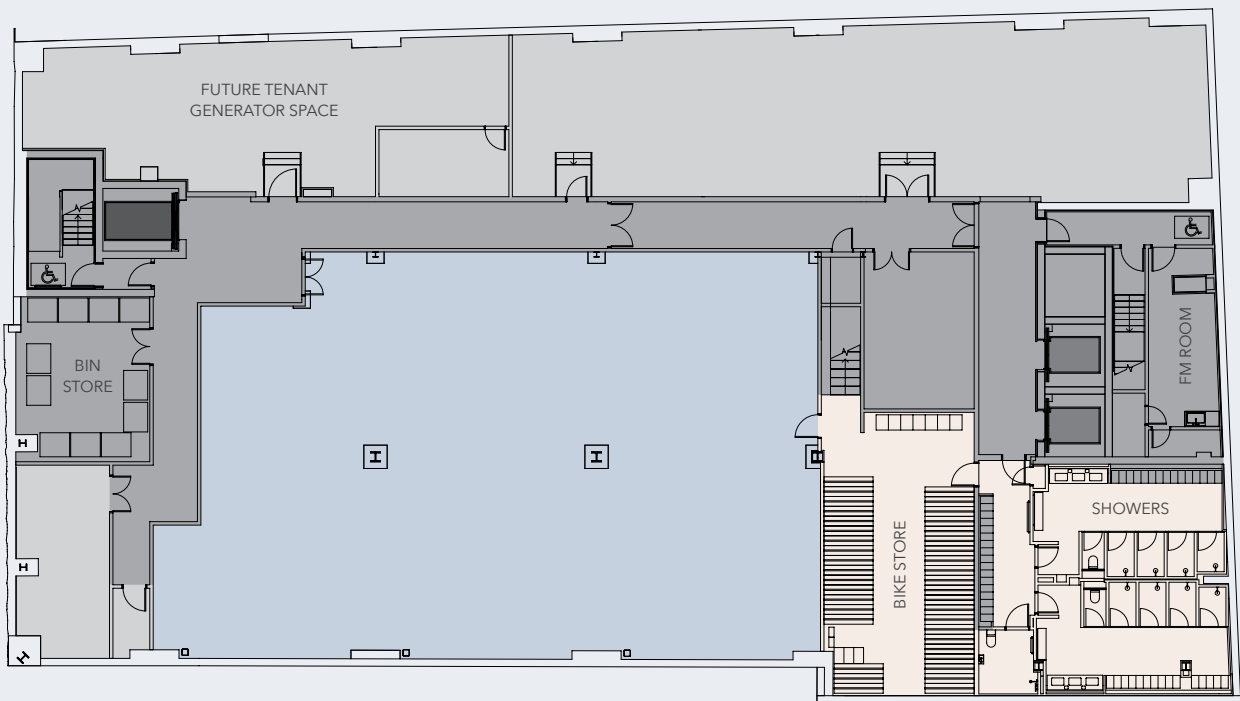
### SEVENTH FLOOR

4,499 SQ FT / 418 SQ M (NIA)  
134 SQ FT / 12 SQ M – Terrace



- Office
- ⊕ Accessible terrace
- Green roof
- Core
- Plant
- Lifts

### LOWER GROUND FLOOR



TOTTENHAM COURT ROAD

BEDFORD AVENUE

- Office
- Retail
- Core
- Plant
- Lifts
- Service lift

A development by

AshbyCapital

exemplar



THE BEDFORD ESTATES

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