



**5 BRAY COURT  
NORTH PARADE, CHESSINGTON  
SURREY  
KT9 1QN  
OFFERS IN EXCESS OF  
£325,000**

**TOP FLOOR FLAT**

**TWO BEDROOMS**

**14'11 X 13'8 LIVING ROOM**

**10'3 X 8'3 MODERN KITCHEN**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**GARAGE IN BLOCK**

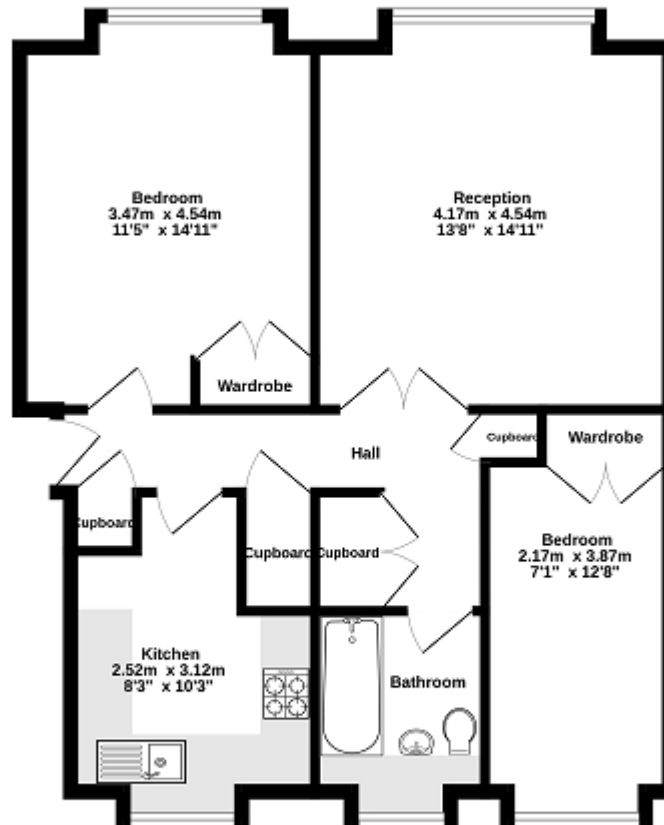
**COMMUNAL GARDENS**

**SHARE OF FREEHOLD**

Telephone  
020 8397 5151

Email  
chessington@compassea.co.uk  
Website  
www.compassea.co.uk


2nd Floor  
63.5 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2019

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.