



**71 YORK WAY  
CHESSINGTON  
SURREY  
KT9 2JU  
£270,000**

**TOP FLOOR FLAT**

**TWO DOUBLE BEDROOMS**

**15'4 X 12'1 LIVING ROOM**

**10'8 X 8'9 KITCHEN**

**BATHROOM WITH SEPARATE TOILET**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

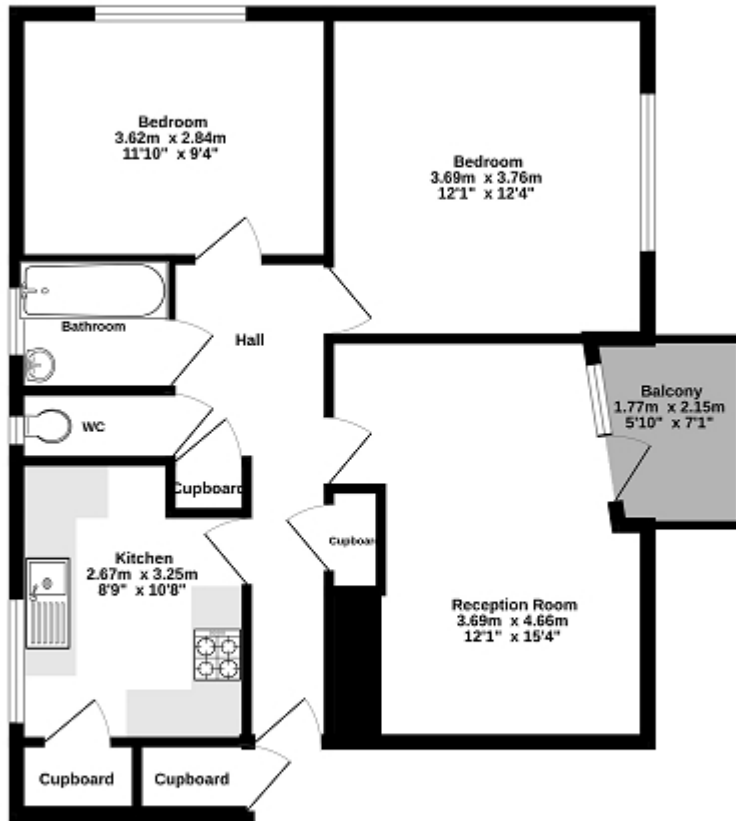
**COMMUNAL GARDENS FRONT AND REAR**

**CLOSE TO PUBLIC TRANSPORT**

**AN IDEAL FIRST TIME BUY**



Ground Floor  
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 sq.ft.) approx.

Whilst 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 errors, omissions or mis-statements. 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 hrtlogic 03/03



### 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>	59	66
(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.