

**2 YORK WAY
CHESSINGTON
SURREY
KT9 2JX
OFFERS IN EXCESS OF
£325,000**

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

14'6 X 11'11 LIVING ROOM

9'9 X 9'6 KITCHEN

MODERN BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

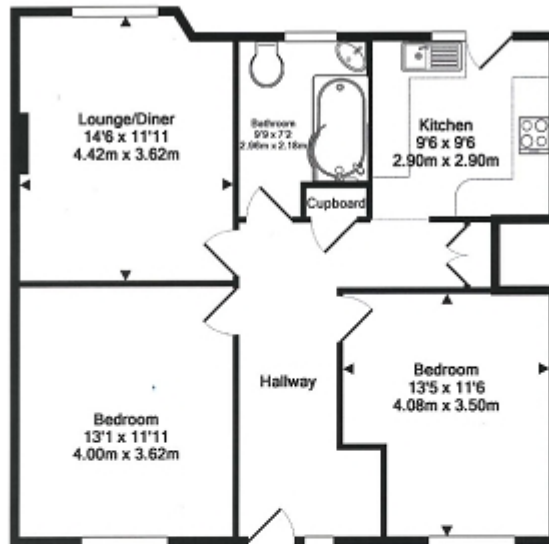
28' X 22' EASTERLY FACING GARDEN

NO FORWARD CHAIN

VIEWINGS HIGHLY RECOMMENDED

Telephone
020 8397 5151

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www.compassea.co.uk



Total Approx. Floor Area 777 Sq.Ft. (72.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.