



**FLAT 3, 18 GILDERS ROAD
CHESSINGTON
SURREY
KT9 2AL
GUIDE PRICE
£350,000 - £375,000**

MODERN FIRST FLOOR FLAT

TWO BEDROOMS

19'8 X 19'1 MODERN KITCHEN, DINING LIVING ROOM

MODERN BATHROOM SUITE

EN-SUITE TO MAIN BEDROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

PRIVATE BALCONY & COMMUNAL GARDENS

OFF STREET PARKING

SHARE OF FREEHOLD

Ground Floor
64.8 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA - 64.8 sq.m. (698 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of other, windows, doors 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.
Made with Metropix CC001

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.