



Asking Price Of

**£190,000**

## Parsons Green | Guilford

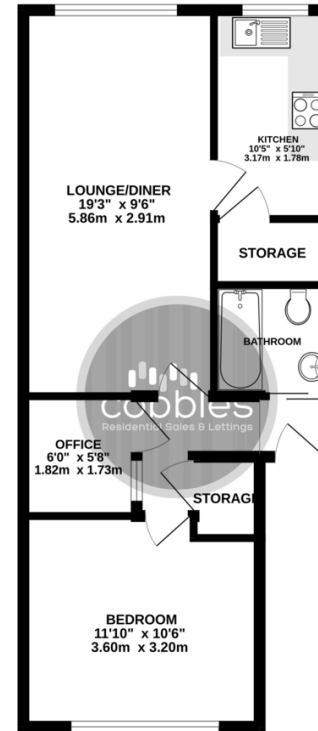
### Leasehold

Tucked away in a quiet, well-regarded neighbourhood, this beautifully presented top floor flat offers a perfect blend of space, light, and modern living. Ideal for first-time buyers, investors or professionals seeking that all-important work-from-home setup, this home delivers on every level.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
474 sq. ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq. ft. (44.0 sq.m.) 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 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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- Top Floor Flat
- Chain Free
- Study
- Large Lounge
- Council Tax Band - B
- EPC Rating - C