



**3 SOPWITH AVENUE  
CHESSINGTON  
SURREY  
KT9 1QE  
£277,500**

**FIRST FLOOR FLAT**

**TWO BEDROOMS**

**24'9 X 10'6 LIVING ROOM**

**8'2 X 8'1 MODERN KITCHEN**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**ELECTRIC HEATING**

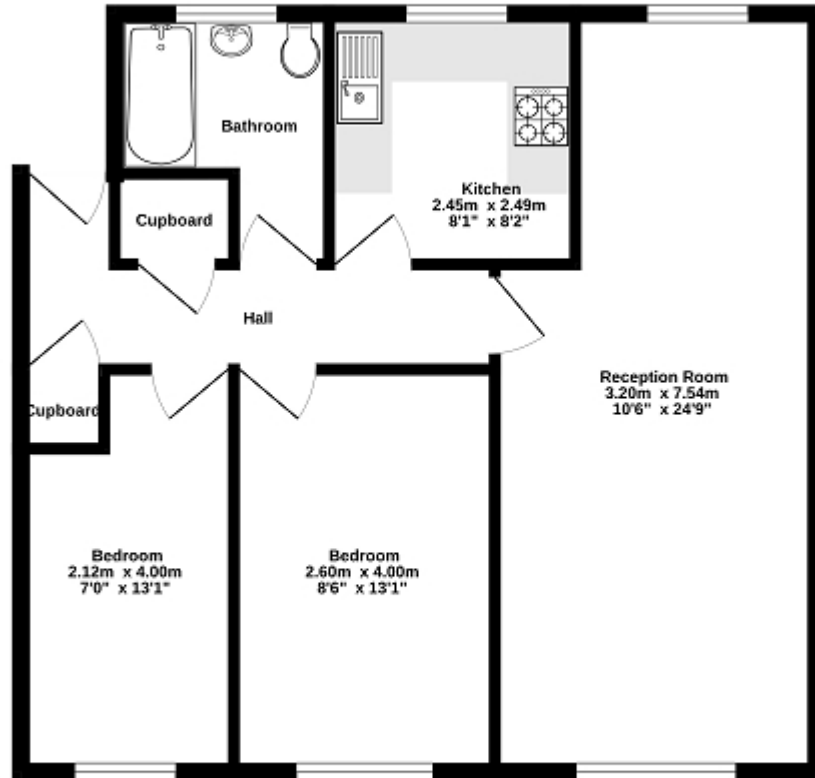
**ALLOCATED PARKING SPACE**

**WELL PRESENTED**

**AN IDEAL FIRST TIME BUY**



1st Floor  
58.2 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (642 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 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 Metropack 12/02/05



### 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>		79
(55-68) <b>D</b>	55	
(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.