



**85 GARRISON LANE  
CHESSINGTON  
KT9 2LJ  
OFFERS IN EXCESS OF  
£300,000**

**FIRST FLOOR MAISONETTE**

**TWO BEDROOMS**

**21' X 10'7 LIVING ROOM**

**8'3 X 7'7 KITCHEN**

**WHITE BATHROOM SUITE**

**DOUBLE GAZED WINDOWS**

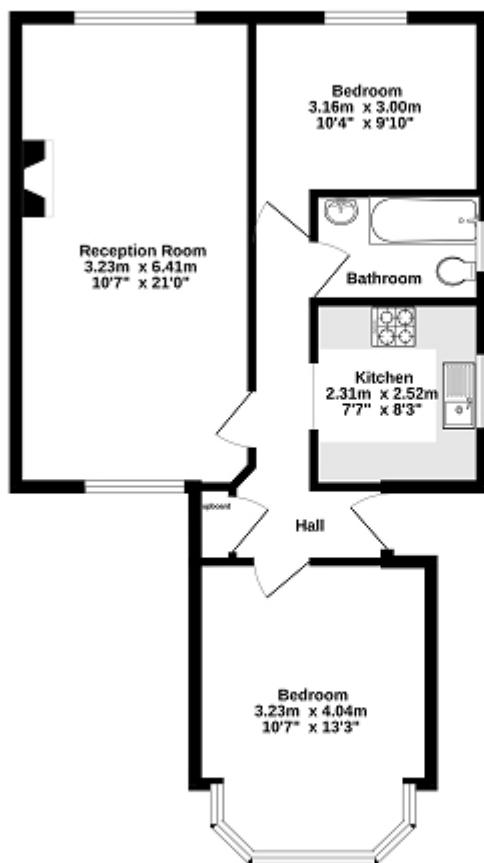
**GAS CENTRAL HEATING**

**46' X 36' SOUTH FACING REAR GARDEN**

**EXTENDED LEASE ON COMPLETION**

**NO FORWARD CHAIN**





TOTAL FLOOR AREA: 57.0 sq.m. (614 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 even damage to the floorplan. The floorplan is for guidance only and should not be used as a guide to prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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.