



**98B GILDERS ROAD  
CHESSINGTON  
SURREY  
KT9 2AN  
OFFERS IN EXCESS OF  
£190,000**

**TOP FLOOR FLAT**

**13'2 X 11'2 LIVING ROOM**

**11'4 X 7'6 MODERN KITCHEN**

**WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**ELECTRIC HEATING**

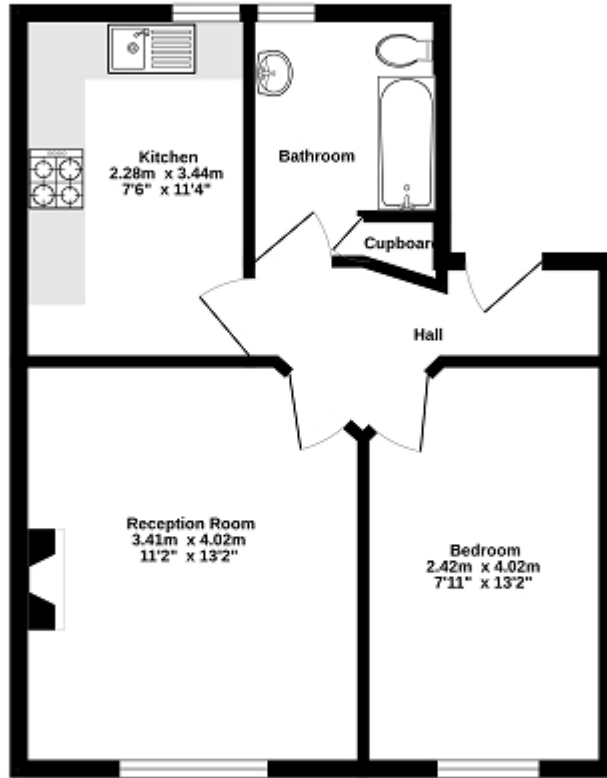
**GARDEN TO REAR**

**PARKING SPACE TO REAR**

**LEASE IN EXCESS OF 900 YEARS**

**NO FORWARD CHAIN**

Ground Floor  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA: 39.1 sq m. (421 sq.ft.) approx.

While 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.  
Made with Metaplan 02022



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.