



**54 YORK ROAD  
NORTH KINGSTON  
SURREY  
KT2 6JF  
£499,950**

**CHARMING VICTORIAN COTTAGE**

**TWO DOUBLE BEDROOMS**

**223 LIVING ROOM**

**MODERN KITCHEN**

**DOUBLE GLAZED WINDOWS**

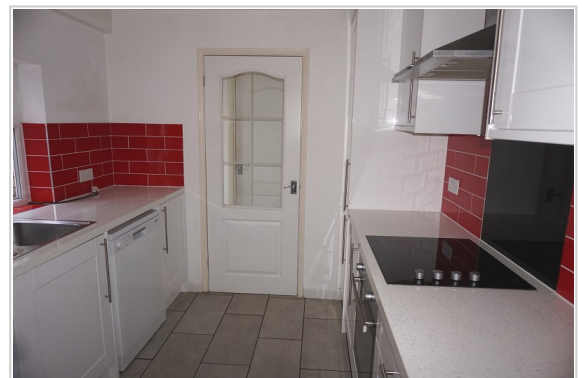
**GAS CENTRAL HEATING**

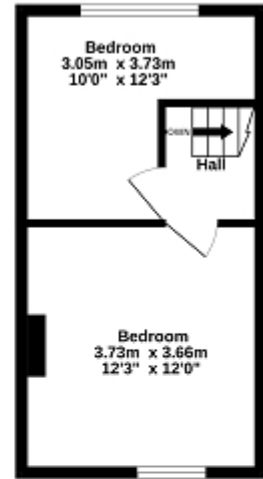
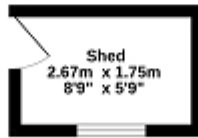
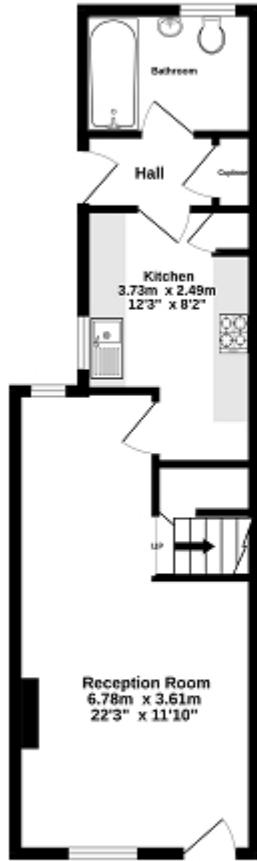
**CLOSE TO SCHOOLS AND TRANSPORT LINKS**

**SCOPE TO EXTEND (S.T.P.P)**

**VIEWINGS HIGHLY RECOMMENDED**

**NO FORWARD CHAIN**





TOTAL FLOOR AREA: 68.9 sq.m (742 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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.