



**58 ROLLESBY ROAD  
CHESSINGTON  
SURREY  
KT9 2BZ**

**£1,650 MONTHLY**

**UNFURNISHED EXTENDED TERRACED HOUSE**

**TWO BEDROOMS**

**18'5 X 14'9 LIVING ROOM**

**14'9 X 8'6 MODERN KITCHEN DINING ROOM**

**BATHROOM TO THE FIRST FLOOR**

**DOUBLE GLAZED WINDOWS**

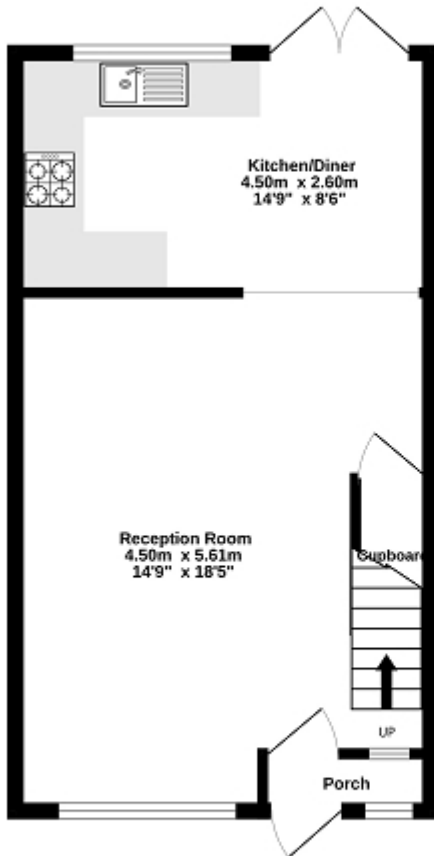
**GAS CENTRAL HEATING**

**SOUTH EASTERLY FACING GARDEN**

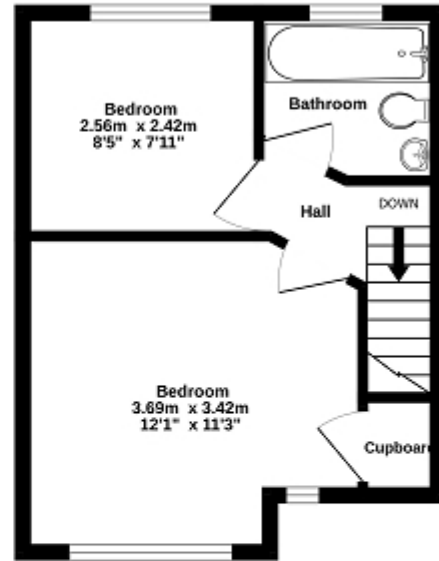
**GARAGE TO REAR**

**AVAILABLE 10TH MAY 2024**

Ground Floor  
36.9 sq.m. (398 sq.ft.) approx.



1st Floor  
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 62.1 sq.m. (669 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 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 Metropix ©2024



### 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>	71	
(55-68) <b>D</b>		
(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.