

**2 JOSHUA COURT  
268 HOOK ROAD  
CHESSINGTON  
SURREY  
KT9 1PF  
£335,000**

**MODERN GROUND FLOOR FLAT**

**BUILT IN 2013**

**TWO BEDROOMS**

**16'5 X 13'11 MODERN KITCHEN LIVING ROOM**

**MODERN BATHROOM SUITE**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

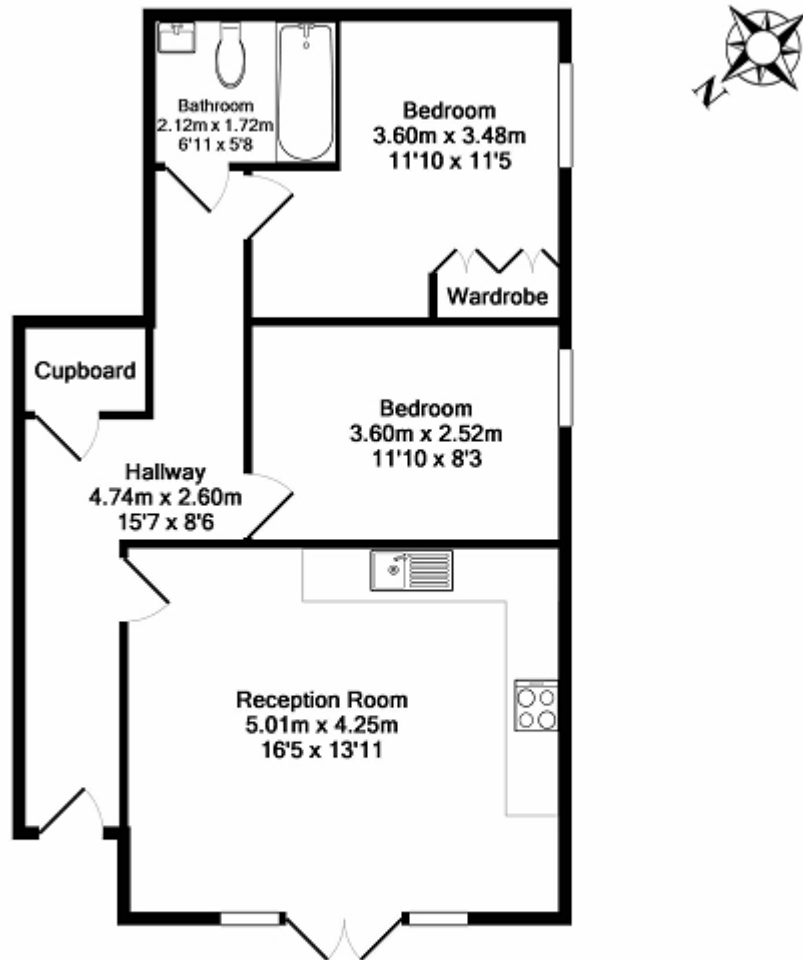
**DIRECT ACCESS TO OWN REAR GARDEN**

**ALLOCATED PARKING SPACE**

**VIEWINGS HIGHLY RECOMMENDED**


Telephone  
020 8397 5151

Email  
chessington@compassea.co.uk  
Website  
www.compassea.co.uk



Total Approx. Floor Area 57.2 Sq.M. (616 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>   |         |           |
| (69-80) <b>C</b>   | 80      | 80        |
| (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.