



**5 SUNCROFT PLACE  
GREEN LANE  
CHESSINGTON  
KT9 2DS  
£325,000**

**MODERN TOP FLOOR FLAT**

**TWO BEDROOMS**

**22' X 11'10 OPEN PLAN KITCHEN LIVING ROOM**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**PRIVATE BALCONY**

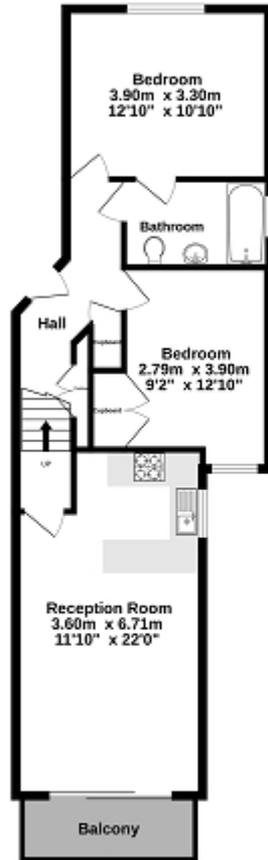
**ALLOCATED PARKING SPACE**

**WELL PRESENTED**

**NO FORWARD CHAIN**

**AN IDEAL FIRST TIME BUY**

Ground Floor  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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 Metropac 02028



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            | 81                         | 81        |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>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.