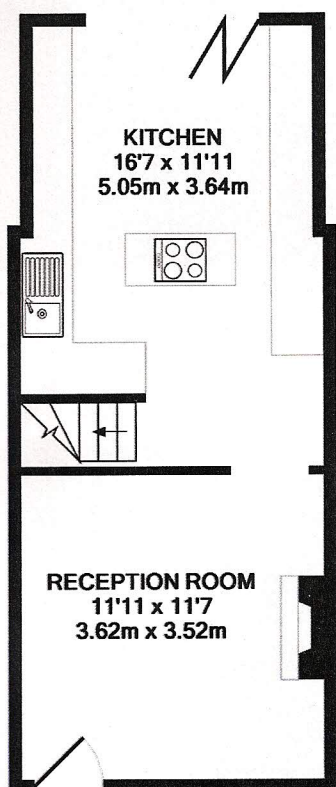
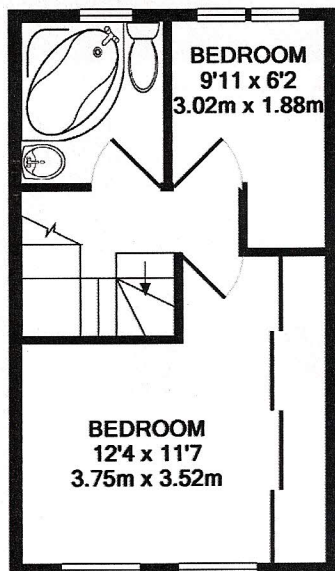


# 44 York Road, Kingston Upon Thames, Surrey, KT2 6JF



GROUND FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

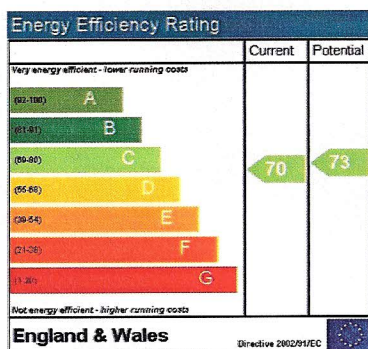


1ST FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.2 SQ.M.)

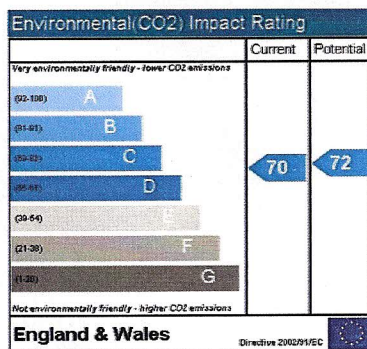
**YORK ROAD KINGSTON UPON THAMES KT2 6JF**  
**TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)**

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. 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.

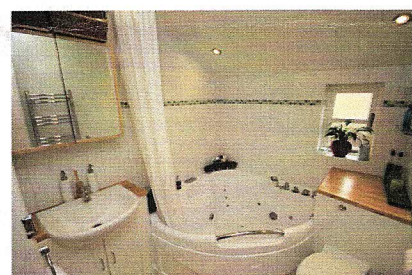
Made with Metropix ©2011



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## Viewings

For an appointment to view phone 020 8546 3555  
Dexters Estate Agents, 4 Wood Street, Kingston, KT1 1TX  
Branches also in Richmond, Teddington, Hampton,  
Twickenham, Putney & Surbiton

*We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us - especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.*