



CHATTERTON | REES



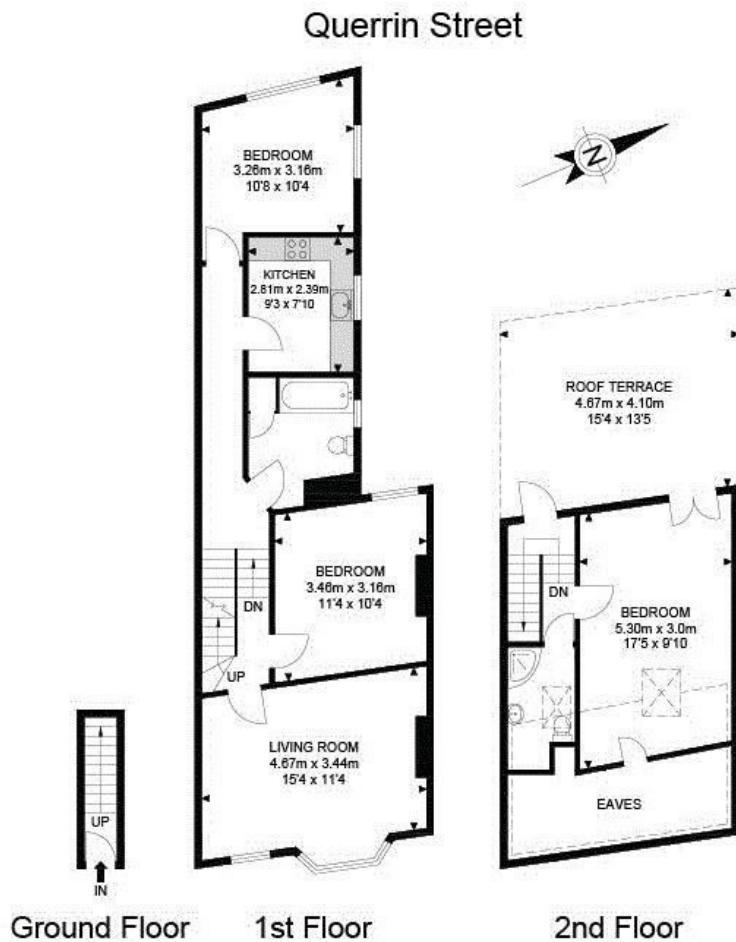
17a Querrin Street, London, SW6 2SJ

**£750,000**

Three bedroom two bathroom split level flat with outside space. The large, bright, reception room is a fantastic space for entertaining with a few period features still in place like the fireplace. The roof terrace is a fantastic addition being larger than average. Towards the rear of the flat you will find a modern kitchen, a well kept bathroom and a double aspect double bedroom. Upstairs is the master bedroom with a further bedroom.



# Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 881.56 SQ FT / 81.90 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 219.59 SQ FT / 20.40 SQM  
 RESTRICTED HEIGHT AREA 148.38 SQ FT / 13.80 SQM

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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