



JAMES
ANDERSON



FOR SALE

£425,000

Rosemary Gardens, London, SW14

» VIRTUAL VIEWING AVAILABLE UPON REQUEST «

A well presented ground floor two bedroom period flat which offers a great location and is ideal as a first time or investment purchase. The living space offers lounge, two bedrooms, hallway, storage, kitchen and a modern bathroom. Further benefits include residents parking and well maintained communal gardens. Rosemary Gardens is a very convenient location close to Mortlake Green and Mortlake Station. Lease and service charge information is available on request.



Two Double Bedrooms



One Bathroom



One Reception Room



Fully Equipped Kitchen



EPC Rating C



Moments From Mortlake Station



Excellent Local Primary Schools



Popular Private Development



Resident Off Street Parking

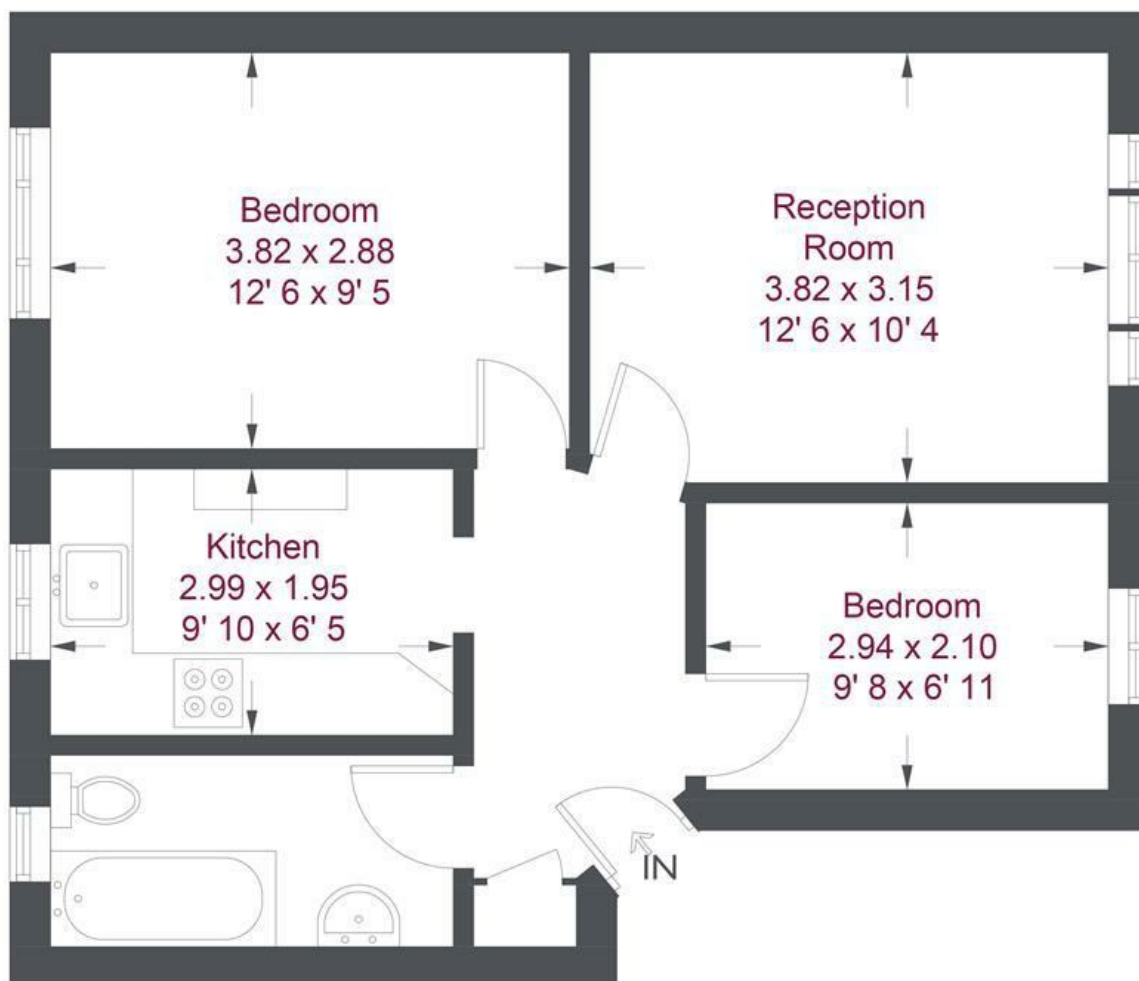


Pretty Communal Gardens



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Ground Floor

Rosemary Gardens

Approximate Gross Internal Area = 518 sq ft / 48.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		65	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

