



**JAMES  
ANDERSON**



## TO LET

Rosemary Gardens, Mortlake, SW14

## £1,500 Per Month

Per Month

Fantastic two bedroom apartment situated in the popular Rosemary Gardens in Mortlake. This ground floor flat offers one large double bedroom, a second bedroom, spacious and bright reception room, modern bathroom with walk-in shower and fully fitted kitchen. Rosemary Gardens is located moments from Mortlake Station, Mortlake Green and a short walk from all of the amenities of East Sheen, including Waitrose and several shops/cafes/pubs. Tenants have access to bike storage and residents parking.



Two Bedrooms



Walk-in Shower



Bright Reception



Fully Fitted Kitchen



EPC Rating - D



Mortlake Station



Thomson House School



Close to Mortlake Green

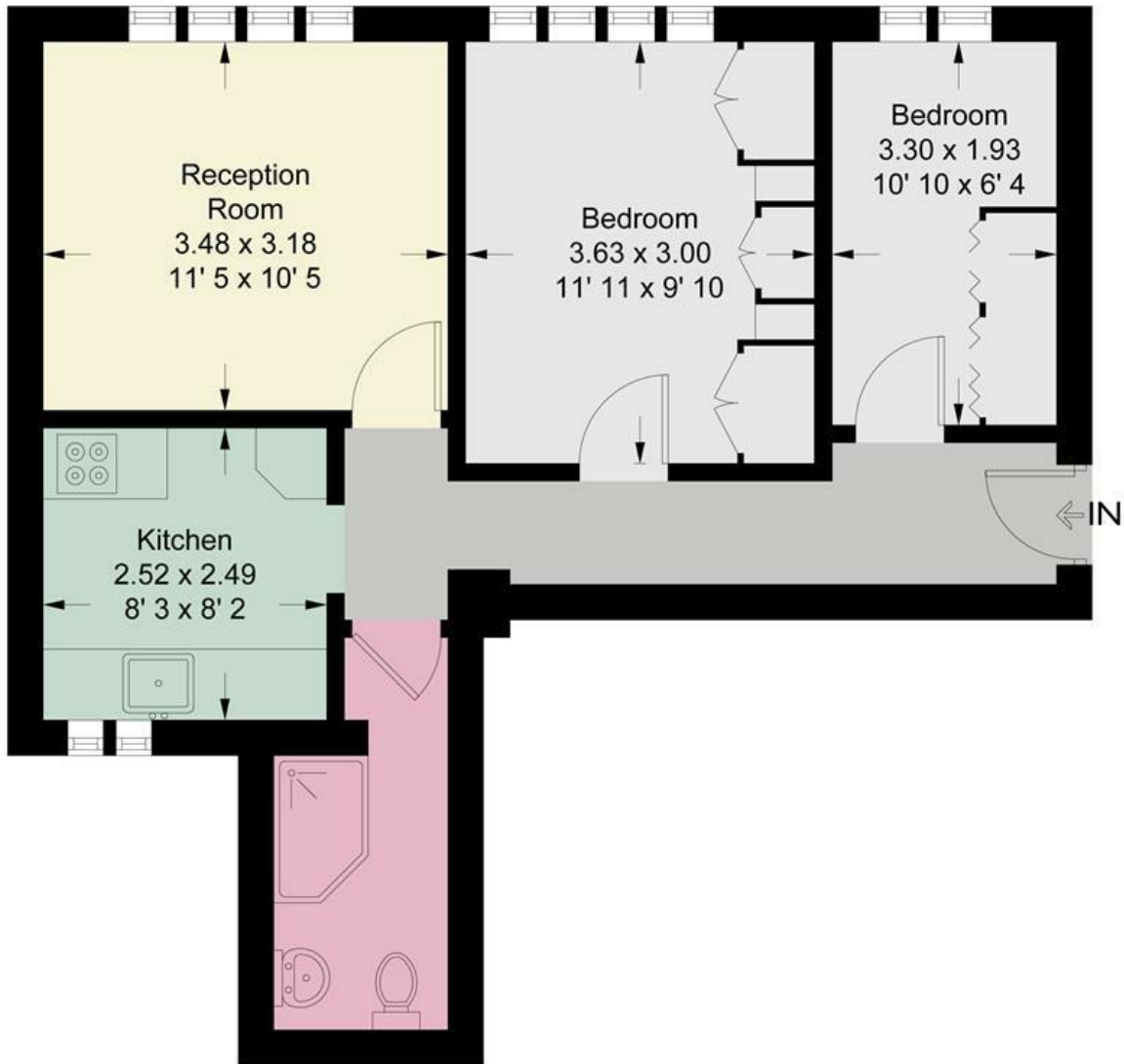


Bike Storage



Residents Parking





**Ground Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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	

