



JAMES  
ANDERSON



## FOR SALE

**£400,000**

### Rosemary Gardens, Mortlake, SW14

Stunning two bedroom apartment set within a popular block, conveniently located for Mortlake Station. Situated on the second floor, this bright apartment has been refurbished to a high standard with wooden floors throughout and neutral decor. There is a spacious entrance hall with storage, living room, modern fully fitted kitchen with dishwasher and a stylish bathroom with shower over bath. The principle bedroom has plenty of built in storage and views over Mortlake Green and the second bedroom is also a good size. The property is moments from Mortlake Station (21 minutes to Waterloo) and walking distance to many of East Sheen and Barnes' popular restaurants, shops and cafes. Richmond Park is also nearby.

Council tax band C.

Lease length remaining: 989 years

Lease start date: 01/05/2012

Lease end date: 01/05/3011



Two Bedrooms



Modern Bathroom



One Reception Room



New Kitchen With Appliances



EPC Rating C



Moments From Mortlake Station



Thomson House Primary (OUTSTANDING)



Views Over Mortlake Green



Recently Refurbished Throughout



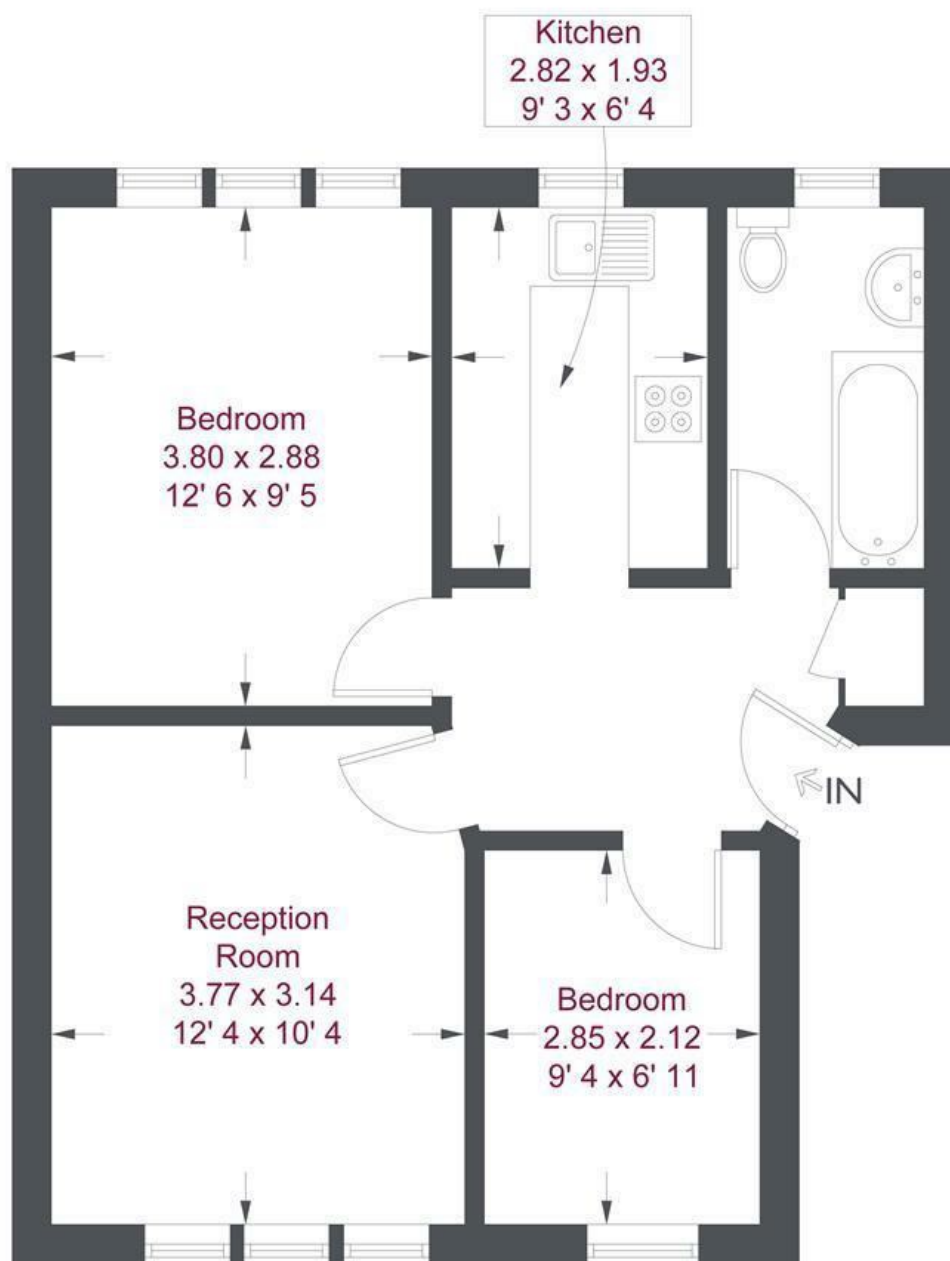
Share Of Freehold



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

020 8876 6611






Second Floor

## Rosemary Gardens

Approximate Gross Internal Area = 506 sq ft / 47 sq m

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		
	74	80
<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 