



**JAMES  
ANDERSON**



# TO LET

Rosemary Gardens, Mortlake, SW14

# £1,750 Per Month

Per Month

A well presented top floor apartment comprising of two bedrooms, large reception room, fully equipped kitchen and modern bathroom. The property also benefits from communal gardens and off street parking. The property is within extremely close proximity to shops, cafes and supermarkets of East Sheen town centre. Richmond Park is nearby and the banks of the River Thames are moments away. Mortlake Station (22 mins to Waterloo) is easily accessible and by road there are quick links to the South Circular and M3/M4 motorways.



Two Bedrooms



One Bathroom



Unfurnished



Fitted Modern Kitchen



EPC Rating D | Council Tax C | Holding Deposit £415.38



Mortlake Station



Thomson House Primary School



Moments to Mortlake Green



Communal Gardens



Deposit Required £2,076.92 | Minimum Term 12 Months

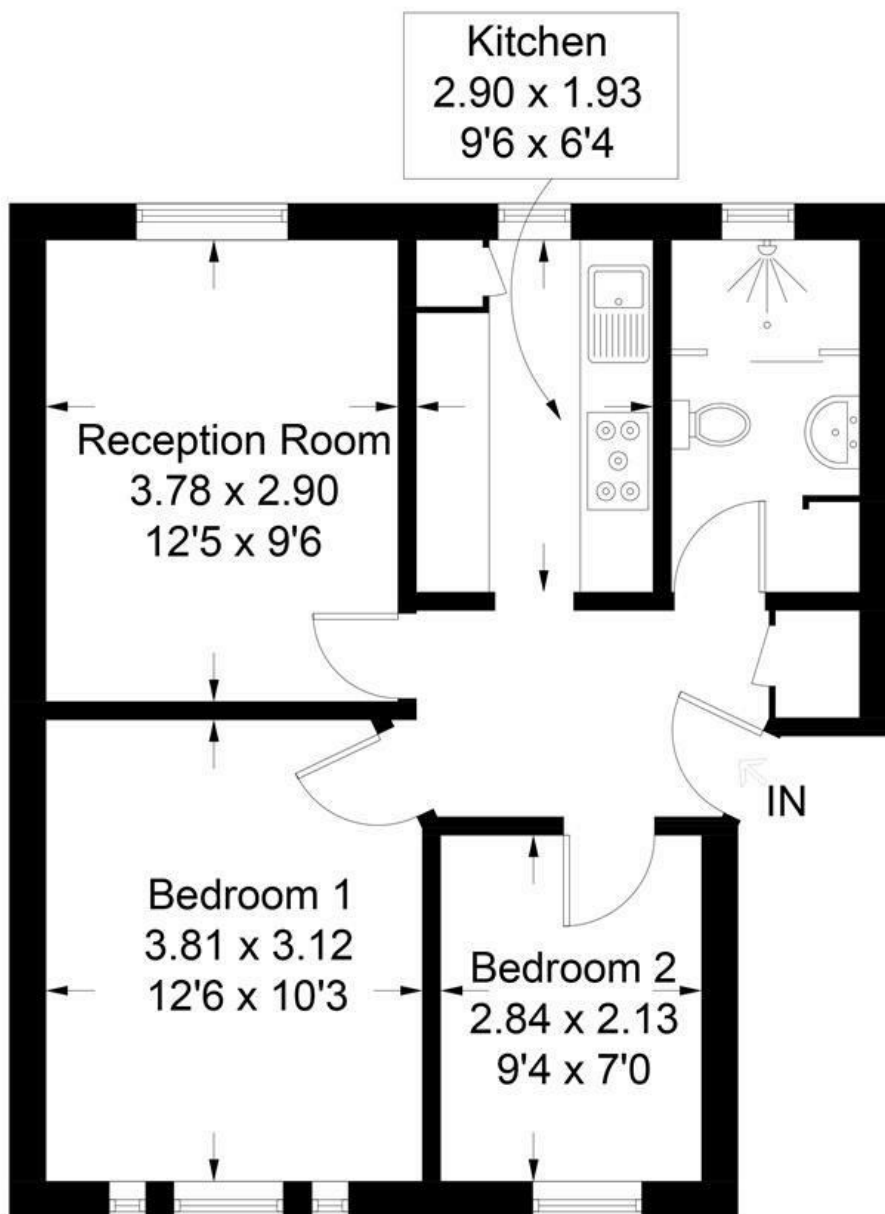


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Rosemary Gardens, SW14

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



## Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 457265)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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