



**JAMES  
ANDERSON**



## FOR SALE

**£415,000**

### Rosemary Gardens, London, SW14

A beautifully presented two bedroom apartment set in a period residential development close to Mortlake station. This bright and perfectly appointed apartment is situated on the first floor with accommodation arranged to provide two bedrooms, a west facing reception room with space for dining, a modern kitchen and a good size family bathroom. There is also residents off street parking and the property will be offered for sale with a share of freehold. Rosemary Gardens is a stones throw away from Mortlake Station with direct access to Central London, as well as well connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as is the extensive shopping and leisure amenities of East Sheen including Waitrose, and a variety of boutique shops, gastro pubs, coffee shops and restaurants. Richmond Park is also nearby along with outstanding local Primary Schools including Thomson House Primary School.

Service charge: £1,576 approx per year  
Ground rent: £0



Two Bedrooms



One Bathroom



Separate Reception Room



Modern Kitchen



Share Of Freehold | EPC C | Council Tax C



Mortlake Station



Thomson House Primary School Catchment (OUTSTANDING)



Private Residential Development



Residents Off Street Parking

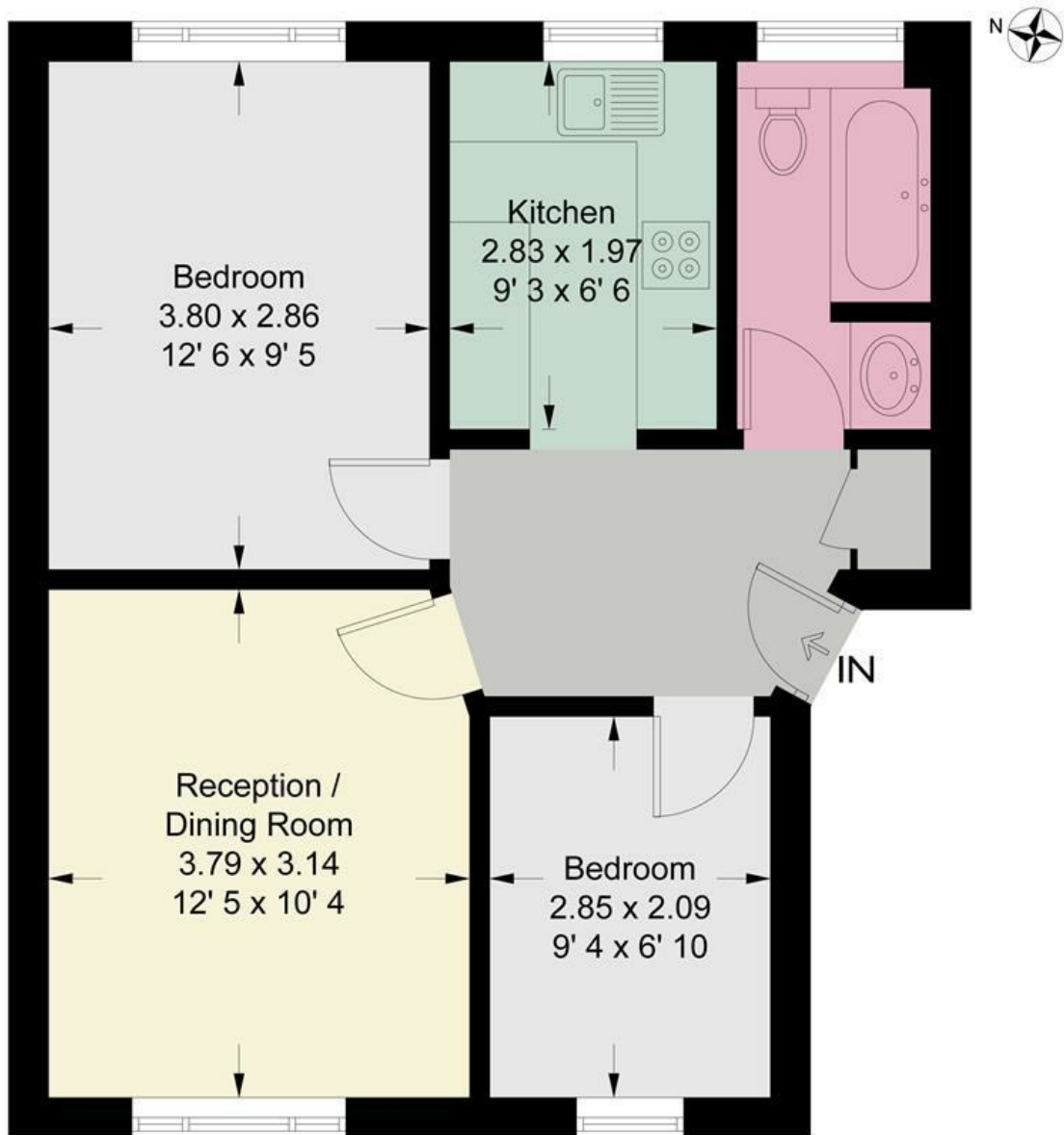


Beautifully Presented Throughout



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

020 8876 6611



### First 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>82</b>

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

