



JAMES  
ANDERSON



## TO LET

Rosemary Gardens, Mortlake, SW14

**£1,900 Per Month**

Per Month

A bright and spacious two bedroom apartment in a great location moments from Mortlake Station. The property benefits from a good sized reception, two bedrooms, galley kitchen, modern bathroom and hallway storage cupboard. Further benefits include residents parking and well maintained communal gardens. Rosemary Gardens is a very convenient location close to Mortlake Green, the River Thames and a variety of shops along Sheen Lane.



Two Bedrooms



One Bathroom



Unfurnished



Modern Fitted Kitchen



EPC D | Council Tax C | Deposit £2192.30



Mortlake Station



Thomson House Primary School



Communal Garden



Residents Permit Parking

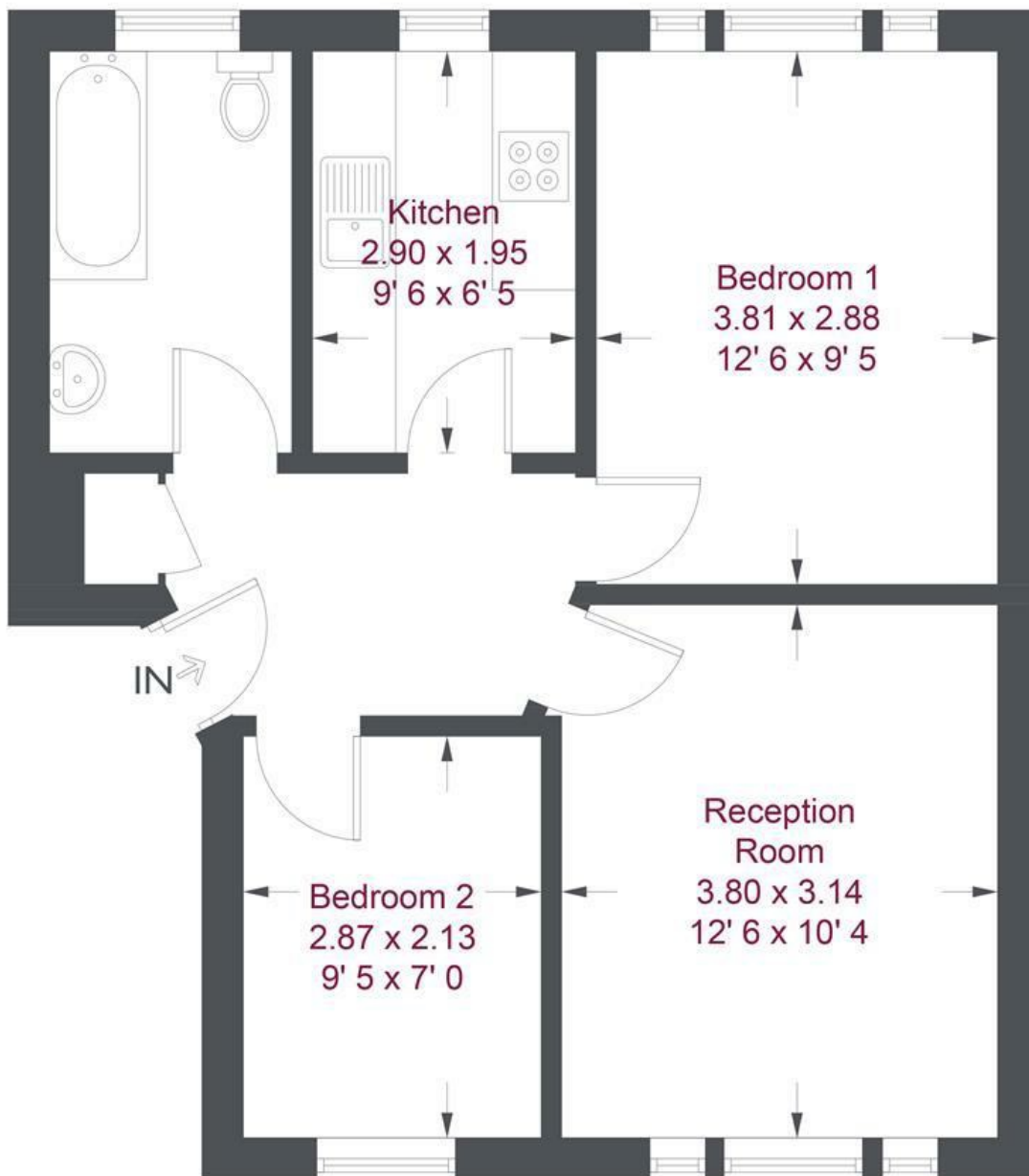


Holding Deposit £438.46 | Minimum Term 12 Months



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

0208 876 6611




Third Floor

## Rosemary Gardens

Approximate Gross Internal Area = 540 sq ft / 50.2 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) <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		
	57	68
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 