



**JAMES
ANDERSON**



FOR SALE

£400,000

Rosemary Gardens, London, SW14

Offers In Excess Of

A well-presented two bedroom ground floor apartment, offered in good condition throughout, set within a period residential development and with views over Mortlake green. This bright and well-appointed apartment offers accommodation comprising two bedrooms, a separate reception room, a modern kitchen and a shower bathroom. The property further benefits from residents' off-street parking, a share of freehold and is offered for sale with no onward chain.

Rosemary Gardens is a stone's throw from Mortlake Station, providing direct access to Central London, along with well-connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as are the extensive shopping and leisure facilities of East Sheen, including Waitrose, a range of boutique shops, gastro pubs, coffee shops and restaurants. Outstanding local primary schools are nearby, including Thomson House Primary School.

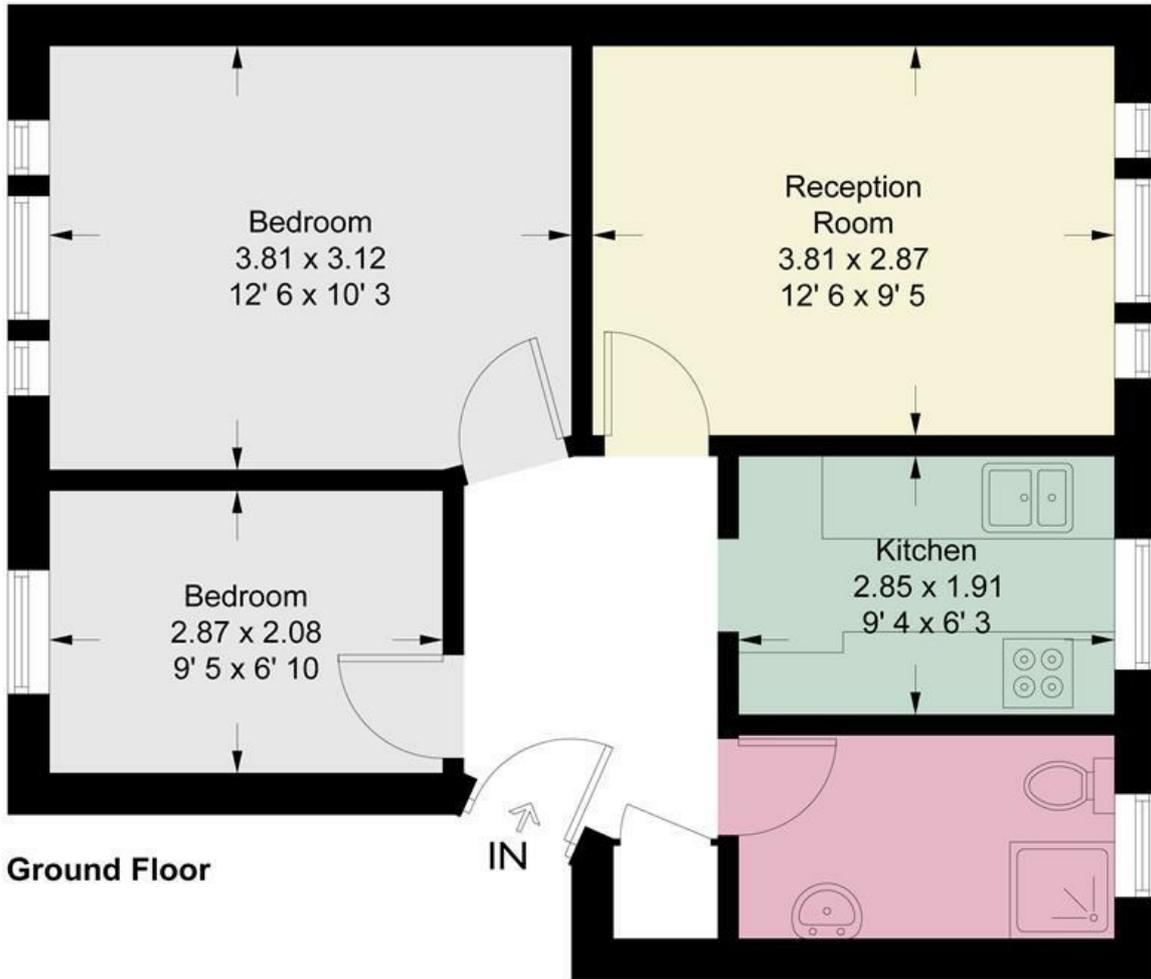
Service charge: £1,600 per year (approx)
Share of freehold: 980 year lease
Ground rent: £0

-  Two Bedrooms
-  A Stones Throw From Mortlake Train Station
-  One Bathroom
-  Thomson House Primary School Catchment [OUTSTANDING]
-  One Reception Room
-  Period Private Residential Development
-  Modern Kitchen With Appliances
-  Residents Off Street Parking
-  Share of Freehold | EPC Rating TBC | Council Tax Band C
-  No Onward Chain



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

020 8876 6611



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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

