



JAMES
ANDERSON



FOR SALE

£415,000

Rosemary Lane, London, SW14

A beautifully presented one-bedroom apartment with private south facing garden. This lovely home has accommodation arranged to provide a double bedroom, modern shower bathroom, south-facing open planned reception room with a new fully fitted kitchen, a separate utility area and a private landscaped garden with easy rear access. The property also benefits from its own entrance, no onward chain and ample storage throughout. Rosemary Terrace is set in a convenient location and is ideally located within easy reach of the popular High Street of East Sheen with its' numerous excellent shops and coffee bars. Mortlake mainline railway station is a short walk away providing direct access into Central London in under 25 minutes. Lease and service charge information are available on request.



One Bedroom



Modern Shower Room



South Facing Reception Room



New Fully Fitted Shaker Kitchen



EPC Rating C



Close to Mortlake Station



Period Conversion



Excellent Location



Ample Storage Throughout



Private South Facing Garden





Rosemary Terrace

Approximate Gross Internal Area = 455 sq ft / 42.3 sq m

Stores = 57 sq ft / 5.3 sq m

Total = 512 sq ft / 47.6 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 65 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

