



**JAMES
ANDERSON**



TO LET

Rosemary Gardens, Mortlake, SW14

£1,700 Per Month

Per Month

TWO DOUBLE BEDROOMS | PARKING | EXCELLENT CONDITION THROUGHOUT

Two bedroom first floor apartment with residents off-street parking for one car. The apartment boasts a modern interior with an abundance of natural light with accommodation offering entrance hall with storage, a modern bathroom, fully integrated kitchen, a west facing reception room and two good sized bedrooms. Rosemary Gardens is perfectly located for Mortlake Station (0.15 miles away) and the open outside space of Mortlake green. There are excellent local primary schools nearby including Thomson House primary with shops and restaurants also within easy reach.

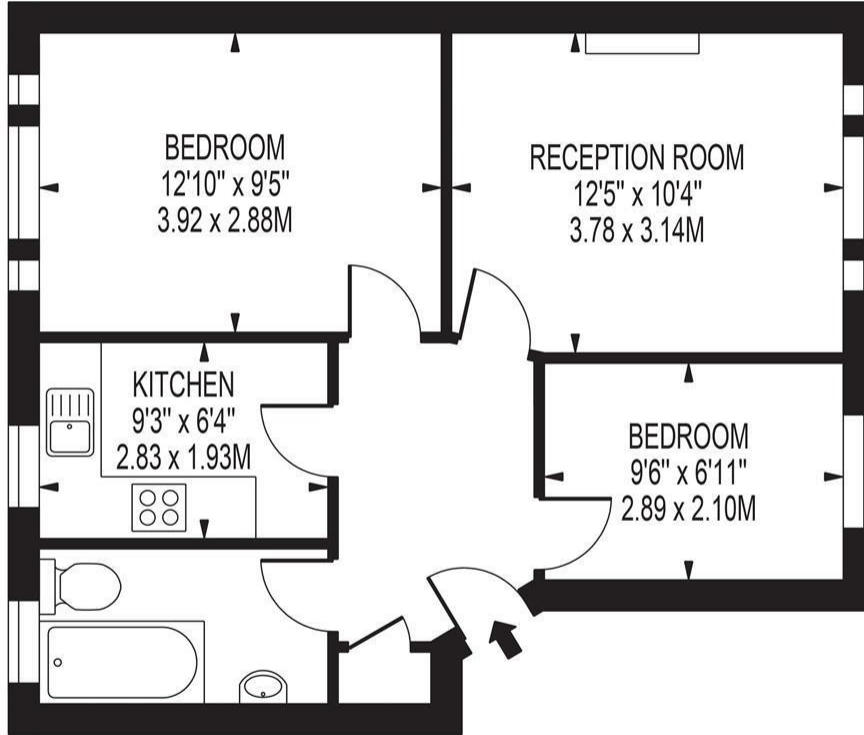
Deposit Required: £1961.53
Minimum Term: 12 months
Holding Deposit: £392.30 (one week's rent)

-  Two Bedrooms
-  Mortlake Station
-  One Bathroom
-  Close to Thomson House Primary School
-  Unfurnished
-  Off Street Parking
-  Modern Kitchen
-  First Floor Flat
-  EPC C/Council Tax Band C/Deposit £1961.53
-  Holding Deposit £392.30



ROSEMARY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 497 SQ FT - 46.20 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

