



**JAMES  
ANDERSON**



## FOR SALE

**£325,000**

10 Rosemary Lane, London, SW14

NEW PROPERTY - IDEAL FIRST TIME / INVESTMENT PURCHASE - NO CHAIN

A very well presented ground floor purpose built apartment located in a quiet cul-de-sac moments from Mortlake Station. The accommodation comprises of entrance hall, well proportioned and bright reception room, fitted kitchen, double bedroom with built in storage and one bathroom. The property is double glazed and benefits from an allocated off street parking space and access to communal gardens. Rosemary Lane is ideally located for transport links and within easy reach of East Sheen High Street with its many shops and restaurants, and just moments from the River Thames.

Lease remaining: 153 years

Ground rent: £0

Service charge: £900 per year



One Large Bedroom



One Bathroom



One Reception Room



Fully Equipped Kitchen



Leasehold | EPC C | Council Tax C



Moments From Mortlake Station



Excellent Local Primary Schools



Popular Private Development



Allocated Off-street Parking



No Onward Chain



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

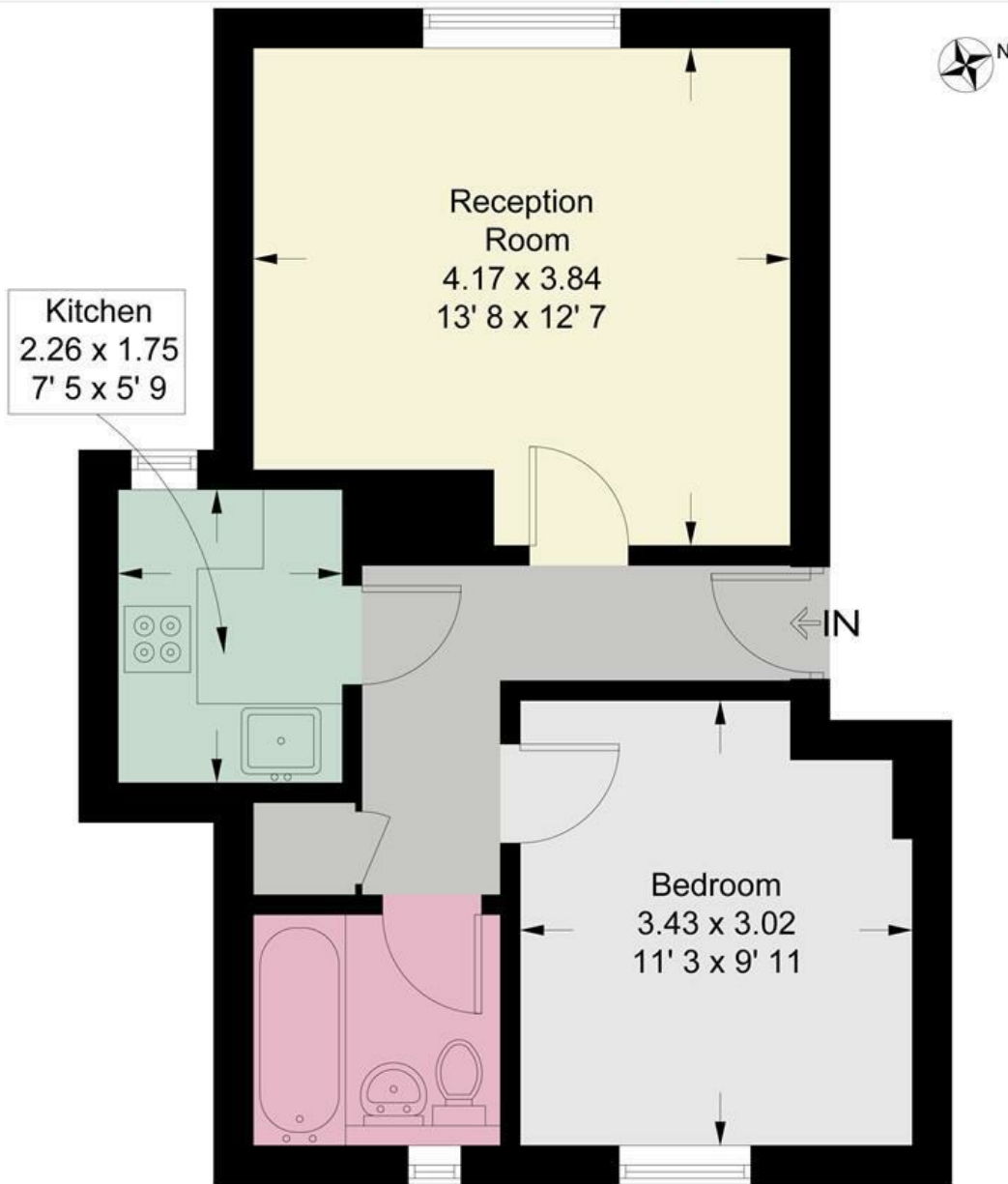
020 8876 6611

# Kendal Court

Approximate Gross Internal Area = 434 sq ft / 40.3 sq m



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## Ground 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	62	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

