



Rosemary Gardens

East Sheen, SW14

Offers Over £400,000

Recently refurbished top floor apartment, within a secure and friendly development, is presented in excellent condition throughout.

The flat benefits from double glazed windows, has a modern fitted kitchen which is semi-open plan with the main living room. There are two bedrooms, with floor to ceiling wardrobes and fitted floating cupboards; one bedroom is currently used as a home office.

There is a beautifully tiled bathroom, with bath and shower above.

On site parking is available to all residents.

Rosemary Gardens is superbly located next to Mortlake Station (0.1 miles away), the many restaurants, coffee shops and bakeries on Sheen Lane and the open spaces of the development, Mortlake Green and the River Thames accessed by the nearby footpath.

Offered for sale with no chain.



Rosemary Gardens

East Sheen, SW14

- Share of Freehold
- Chain Free
- Two-bedroom top floor flat
- Recently refurbished
- Open Plan Kitchen
- Close to Mortlake Station
- Secure block
- Onsite parking and bike storage



Tenure: Share of Freehold 986 years – expires 01-05-3011

Service Charge: Approximately £1,120 per annum - covers estate services

Ground Rent: A peppercorn

Local Authority: London Borough Richmond upon Thames

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

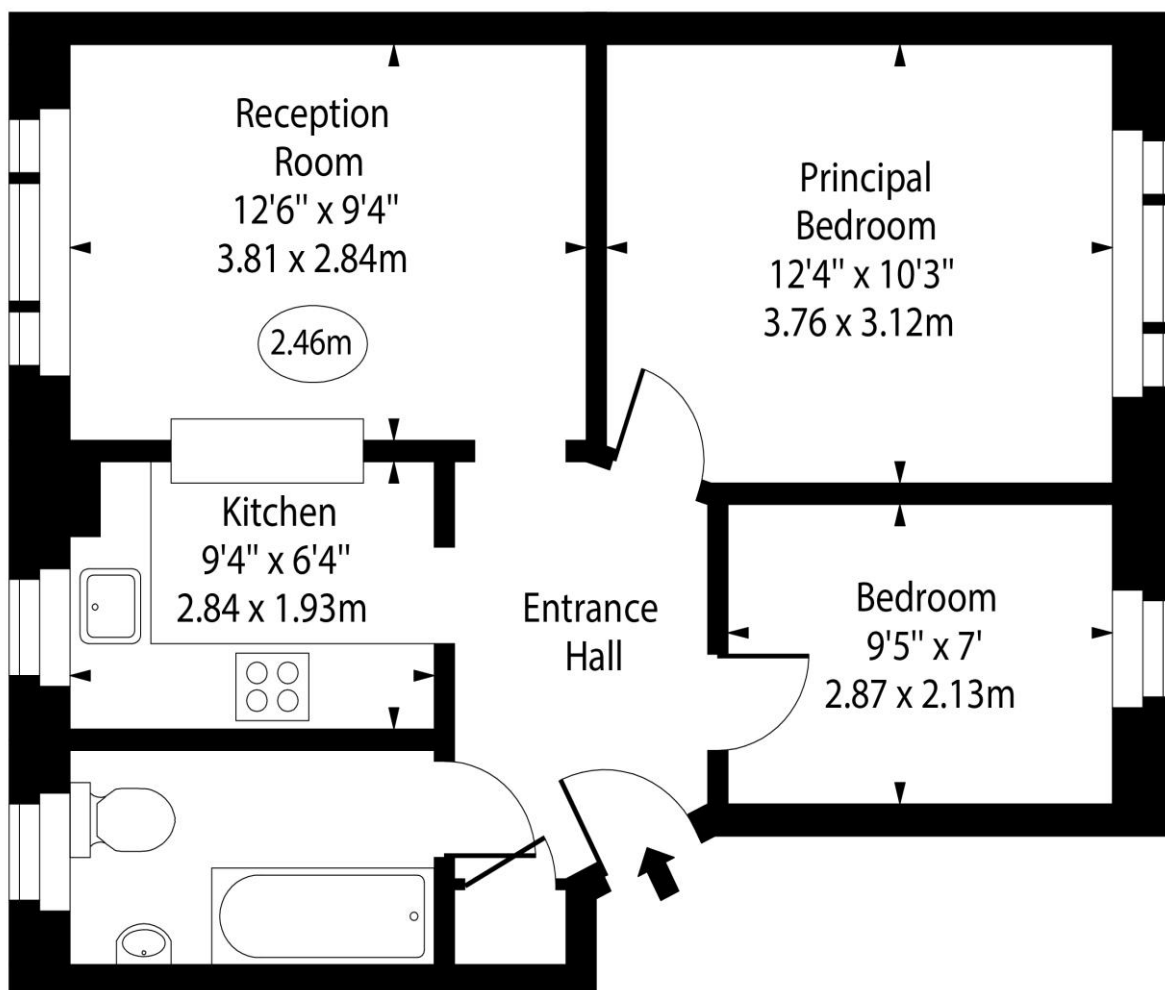
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○ - Ceiling Height



Third Floor

Approx Gross Internal Area 506 Sq Ft - 47.01 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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