



**JAMES  
ANDERSON**



# FOR SALE

**£400,000**

**Rosemary Gardens, London, SW14**

**Offers In The Region Of**

A well presented top-floor apartment offering bright and spacious accommodation throughout. The property comprises two well-proportioned bedrooms, a generous reception room ideal for both relaxing and entertaining, a fully fitted contemporary kitchen, and a modern bathroom.

Further benefits include well-maintained communal gardens and off-street parking.

Ideally located in the heart of East Sheen, the apartment is just moments from an excellent selection of boutique shops, cafés, restaurants, and supermarkets. The expansive open spaces of Richmond Park are nearby, while the picturesque banks of the River Thames are within easy walking distance. Excellent transport connections are provided by Mortlake railway station, offering regular services to London Waterloo in approximately 22 minutes, together with convenient road access to the South Circular and the M3/M4 motorway network.

This superb apartment presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-connected home in one of South West London's most desirable locations.

Service charge: £1,362 per year (approx)  
Ground rent: ASK AGENT

-  Two Bedrooms
-  430ft To Mortlake Train Station
-  One Bathroom
-  Close To Thomson House Primary School [RATED OUTSTANDING]
-  Separate Reception Room
-  Period Private Residential Development
-  Fully Equipped Kitchen
-  No Onward Chain
-  Share Of Freehold | EPC | Council Tax Band D
-  Residents Parking

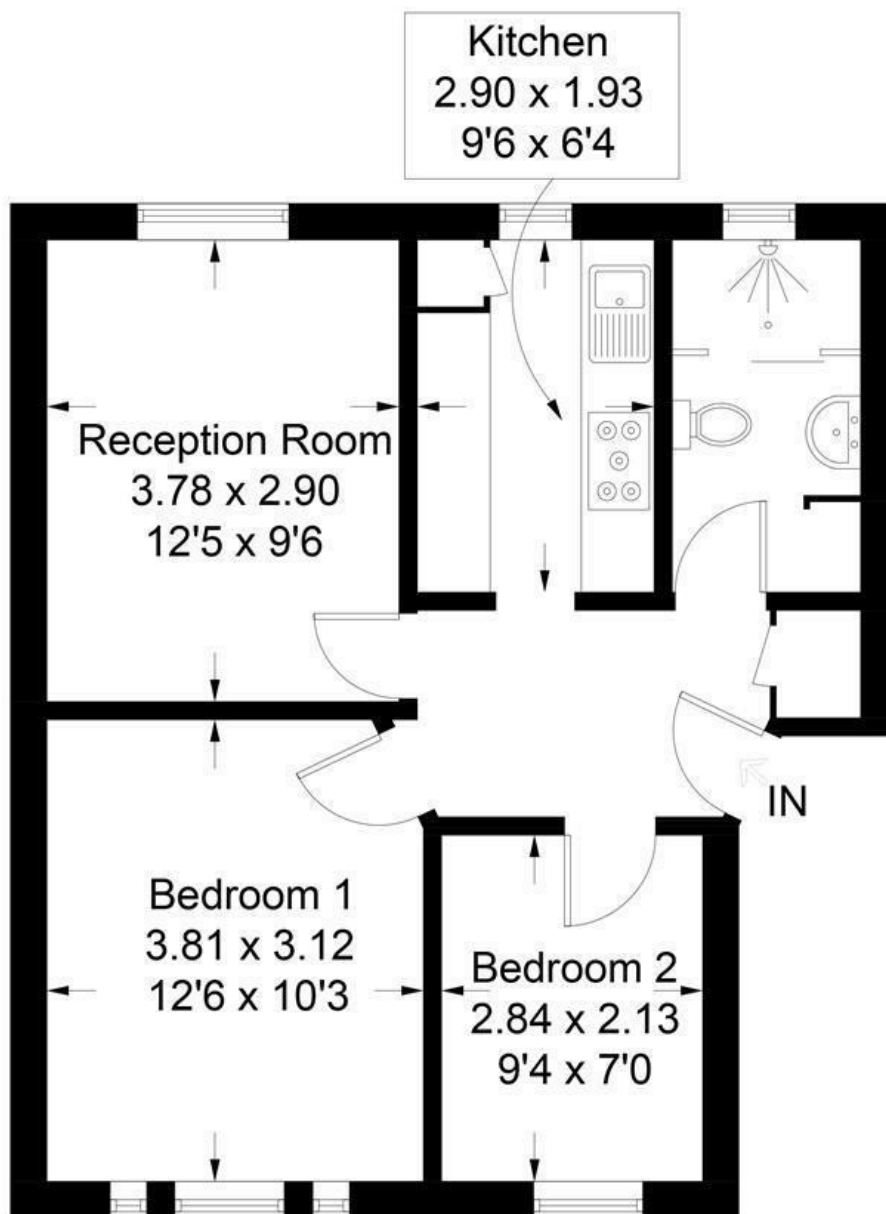


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**

# Rosemary Gardens, SW14

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



## Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 457265)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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