



## Asking Price £350,000 | Apartment | Share of Freehold

- Two Bedroom first floor apartment
- Ideal choice for builders or savvy investors looking for their next project.
- Sought-after neighbourhood with the highly regarded Thomson House Primary School, rated 'outstanding' by OFSTED
- Communal grounds
- Share of Freehold
- In need of modernisation
- Residents parking
- Easy access to Mortlake Station, for commuting to Richmond and Waterloo
- The picturesque Mortlake Green and the River Thames are nearby
- No onward chain

020 8892 1313







# Rosemary Gardens, London, SW14 7HD

Milestone and Collis are pleased to offer this two-bedroom apartment in the desirable Rosemary Gardens, Mortlake, this charming two-bedroom apartment presents an excellent opportunity for those seeking a project or investment. This first-floor apartment, dating back to the 1930s, is in need of full refurbishment, making it an ideal choice for builders or savvy investors looking for their next project or to create their dream home.

The property features a bright and airy reception room, perfect for relaxation, and two well-proportioned bedrooms that offer ample space for a small family or professionals. The bathroom, while in need of modernisation, provides a blank canvas for your personal touch. The apartment is bathed in natural light, enhancing the inviting atmosphere throughout.

One of the standout features of this property is its prime location. Just a stone's throw from Mortlake Station, commuting to Richmond and Waterloo is effortless, making it perfect for those with a busy lifestyle. The vibrant local area boasts a variety of restaurants, coffee shops, and bakeries along Sheen Lane, ensuring that all your daily needs are within easy reach. Additionally, the picturesque Mortlake Green and the River Thames are nearby, offering lovely outdoor spaces for leisurely strolls.

Residents will also benefit from on-site parking, a valuable asset in this sought-after neighbourhood. The highly regarded Thomson House Primary School, rated 'outstanding' by OFSTED, is conveniently located nearby, appealing to young couples and families.

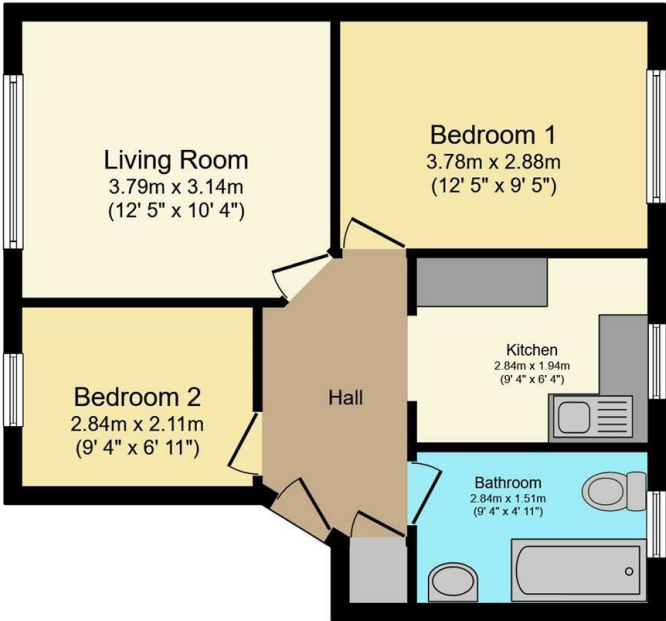
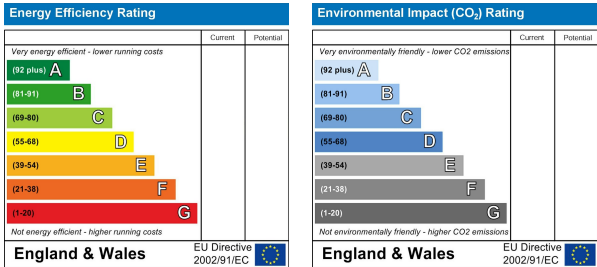
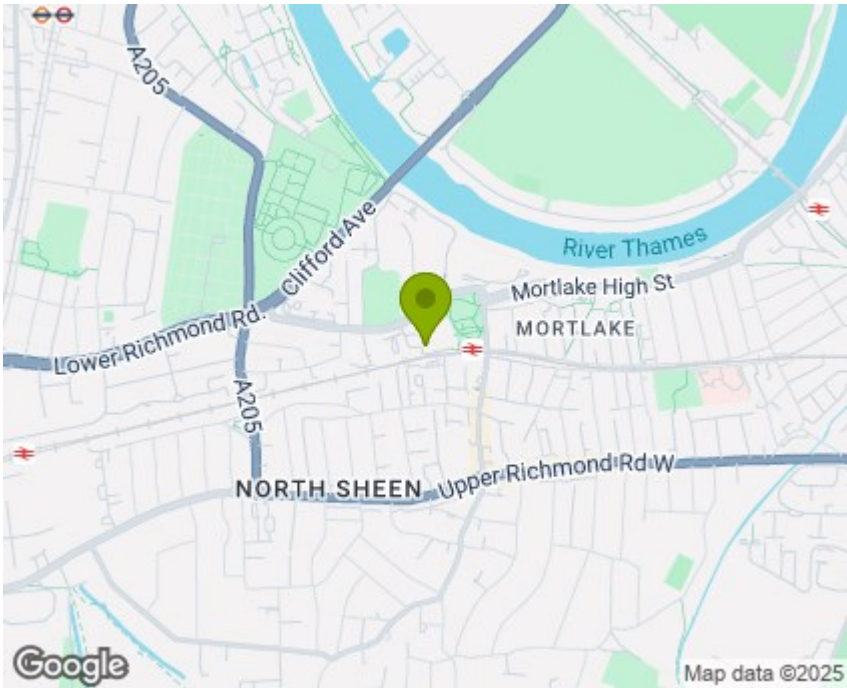
Offered for sale with no chain, this property is a rare find in a highly desirable area. Don't miss the chance to transform this apartment into your ideal home. Contact us today to arrange a viewing and explore the potential that awaits you in this delightful property.



NEAREST STATIONS. Mortlake Station, 0.1 miles Barnes Bridge Station, 0.8 miles North Sheen Station, 0.7 miles. Also close to Mortlake Green and The River Thames

SW14 7HD lies on Rosemary Gardens in London. SW14 7HD is located in the Mortlake & Barnes Common electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Richmond Park. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.

NEAREST SCHOOLS  
Thomson House School, State School, Ofsted: Outstanding, 0.1 miles  
Tower House School, Independent School, 0.3 miles  
St Mary Magdalen's Catholic Primary School, State School, Ofsted: Good, 0.4 miles  
Sheen Mount Primary School, State School, Ofsted: Good, 0.5 miles  
Council tax band C



Total floor area 49.3 sq.m. (530 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.