



**OSIERS
POINT**
WANDSWORTH SW18

When the point you've been trying to reach, finds you



**OSIERS
POINT**
WANDSWORTH SW18

**Taylor
Wimpey**

With each home at Osiers Point enjoying its own private balcony or terrace, the development is designed to maximise the available natural light – the perfect setting for modern living in Wandsworth.



BLOCK A

3 bedroom homes

Plot: 44

2 bedroom homes

Plots: 1, 2, 3, 4†, 6, 7, 8, 9, 10†, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 42, 43, 45 & 46

1 bedroom homes

Plots: 5*; 11†; 17; 23; 29; 35* & 41*



BLOCK B

3 bedroom homes

Plots: 47; 50; 53, 56, 59, 62, 65 & 69

2 bedroom homes

Plots: 49, 52, 55, 58, 61, 64, 67 & 68

1 bedroom homes

Plots: 48, 51; 54, 57, 60, 63 & 66



BLOCK C

2 bedroom homes

Plots: 70; 71; 72; 73; 74; 75; 76; 77; 78; 79, 80; 81, 82; 83 & 85*

1 bedroom homes

Plot: 84

SS Sub Station

CS Cycle Storage Area

▷ Drive Through/Car Park Access

■ Decked Area

*Housing Association apartment.

† Wheelchair adaptable apartment.



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. This siteplan is a representation of the arrangement of the development and it is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



Introducing Osiers Point, an exciting new development of 1, 2 & 3 bedroom apartments in Wandsworth.



The point where London living loves you back...
...in one of our superb apartments at Osiers Point.

Another destination development from Taylor Wimpey
by Wandsworth riverside.



Find the point of perfection – Osiers Point, Wandsworth.

A collection of 1, 2 & 3 bedroom apartments designed to complement our nearby Radius development.

With each home enjoying its own private balcony or terrace, Osiers Point is designed to maximise the available natural light and offers the perfect setting for modern living in the wonderful London Borough of Wandsworth.

With both the landscaped podium deck between the apartment blocks and the introduction of a 'pocket park', Osiers Point exceeds the minimum play space sought by the London Plan... and will far exceed your expectations.



Within reach of the river, the nightlife, the shops, the lifestyle –
what's the point of living anywhere else?



Escaping the crowds, the bustle, the stress –
that's living at Osiers Point.





**Let us point you to perfectly located space,
in surroundings you'll love.**

Wandsworth is a rewarding part of London to live in. With beautiful parks, fantastic restaurants, traditional pubs and a wide range of things to do, you'll have it all on your doorstep at Osiers Point.

With the River Thames flowing nearby, there are many beautiful riverside walks, cycle paths and art installations, such as the Putney Sculpture Trail, to enjoy. The nearby Southside shopping centre, cinema and restaurant complex offers a wealth of leisure activities, as does King George's Park with its picturesque ponds, tennis courts and football pitches. When it comes to dining, you'll find everything from traditional pubs with gardens and independent cafés to a Michelin-starred restaurant.

With a host of nurseries, primary and secondary schools in Wandsworth, the school run couldn't be easier.

And most importantly, Wandsworth boasts excellent transport links, whether you're travelling by bus, train or the Underground. It's easy to reach Central London and Waterloo, which is just a 12 minute* train journey away, or Victoria (21 minutes*). Wandsworth Town rail station is just one stop from Clapham Junction – making it easy to get just about anywhere in the UK.

So whether it's shopping, eating out or just enjoying the scenery, Wandsworth has it all. And with Central London just minutes way, what more could you ask for?

*Source: National Rail Enquiries.



**Love where you live,
choose a Taylor Wimpey home.**

At Taylor Wimpey we believe that you should love where you live and that being at home should make you happy, that's why we build homes for everyone.

From smaller properties for first time buyers, to detached homes for growing families, we build over 10,000 homes and apartments a year with something to suit everyone, no matter what your needs may be.

With 90% of people that have bought homes from us recommending us to others, you'll find that we really do care about our customers.

Of course we don't want to stop here and we are continually looking for new ways to improve and make our customers feel at home, in their perfect home.

We're not just a national housebuilder, we employ local people and work with local causes – we really are a part of your community.

Buy now, buy new.

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

"Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy.

We know that there is no better recommendation than one that comes from the people who actually live in our new homes."

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.

*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Average Victorian home energy bill*

£1621

Average New home energy bill*

£781

Money saved on energy bill*

£840



Building fine quality homes, leaving a lasting legacy.

George Wimpey and Taylor Woodrow are literally household names in house building. In 2007, the organisations merged to form Taylor Wimpey, a company with a long and successful history of homebuilding, a solid reputation and decades of experience and expertise.

Over the years we have continued to refine our craftsmanship and incorporate new technologies into our designs and procedures to improve the performance and sustainability of our buildings.

As one of the largest homebuilders in the UK, we continue to have an important role in not only building homes and creating communities but also regenerating urban areas.

The standard of home building in the UK has never been higher than it is today. With the need for housing at unprecedented levels, we are investing huge amounts of resources into the quality of our properties; from exceptional levels of standard fitted features to improved energy efficiency.

And when you move in, you'll love the fact that everything in a new home is clean and untouched by previous owners – it's like buying a brand new car and driving it out of the showroom. Most of our new homes are decorated in 'neutral' colours, which gives you a blank canvas to stamp your own style and personality on from day one.

Part of our success is due to the fact that we are a name people can trust. A reassuring benefit for many buyers is that the established strength of our Company means that you can be safe in the knowledge that we will be here for many years to come.

How to find us

OSIERS POINT, Osiers Road, Point Pleasant,
Wandsworth SW18 1NL
Satnav postcode: SW18 1NL
Sales Hotline: 02036 681496

From the M25.

Exit the M25 at Junction 10. Follow the A3 northbound (The Portsmouth Road/Kingston Bypass/Robin Hood Way) for 15 miles. At Kingston Vale/Robin Hood Roundabout, continue on the A3 (Roehampton Vale/Kingston Road) for 1.7 miles. At Putney Heath/Tibbett's Corner, the A3 becomes the A214/West Hill Road, continue for a further 1.3 miles. At the Wandsworth one-way system, follow the road left and keep straight on, into Putney Bridge Road/A3209. Follow Putney Bridge Road for 350 yards. Turn right onto Point Pleasant, go under the railway bridge and turn right onto Osiers Road. Osiers Point is on the right.

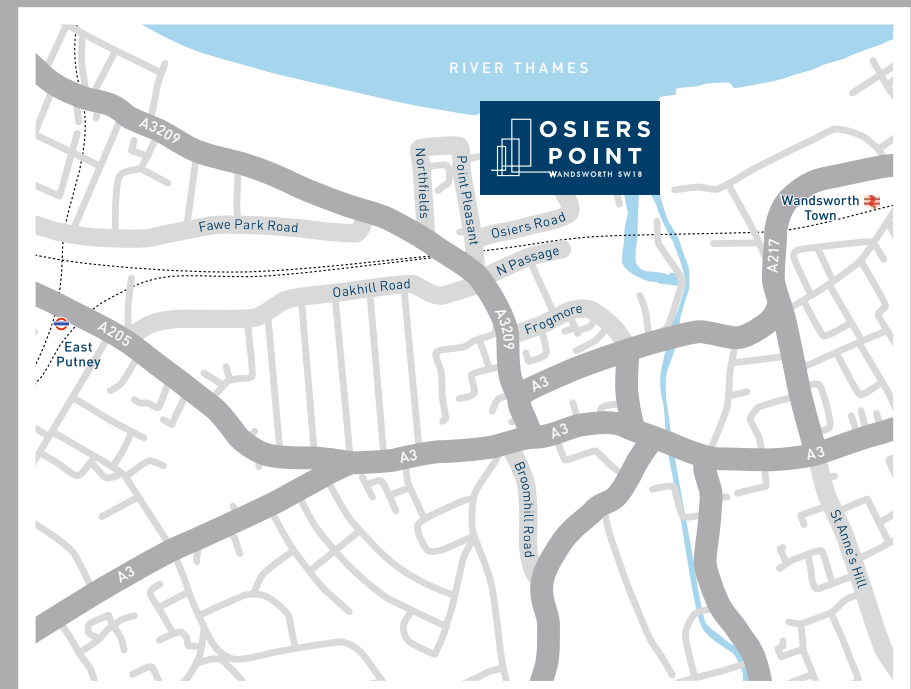
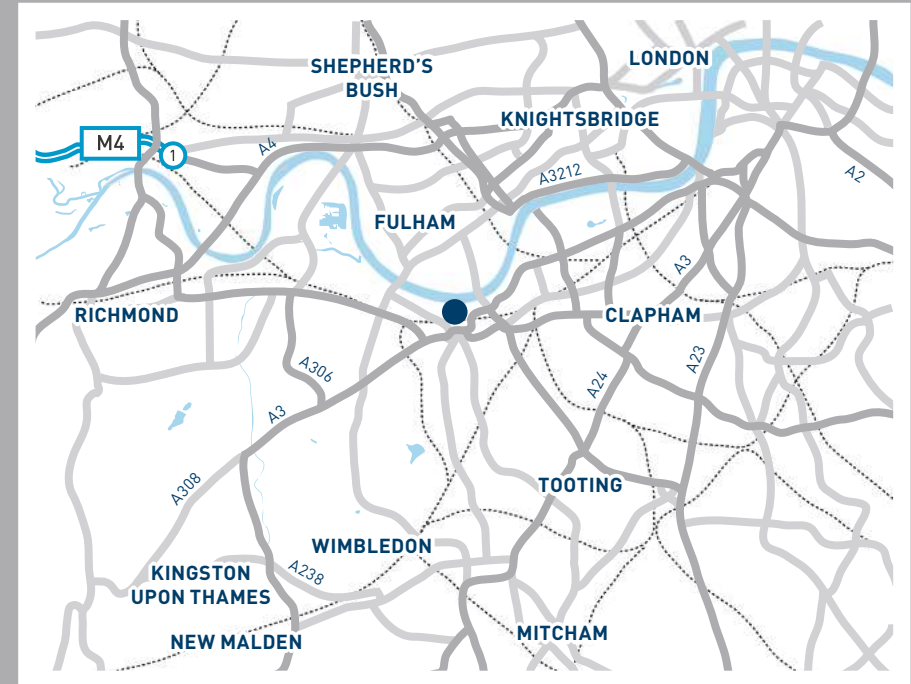
From Central London/Vauxhall Bridge.

From Vauxhall Bridge, take the A3212/Grosvenor Road/Chelsea Embankment for 2 miles. At the Albert Bridge, turn left and follow the Albert Bridge Road/A3031 for 1 mile. At the junction with Battersea Park Road, turn right onto Battersea Park Road/A3205. Follow the A3205/Battersea Park Road/York Road for 1.5 miles. At the large roundabout (Wandsworth Bridge), go straight over onto Swandon Way/A217. Follow A217/Swandon Way for 0.5 of a mile. At the junction A3/East Hill/Wandsworth High Street, follow the road right onto Wandsworth High Street/A3.

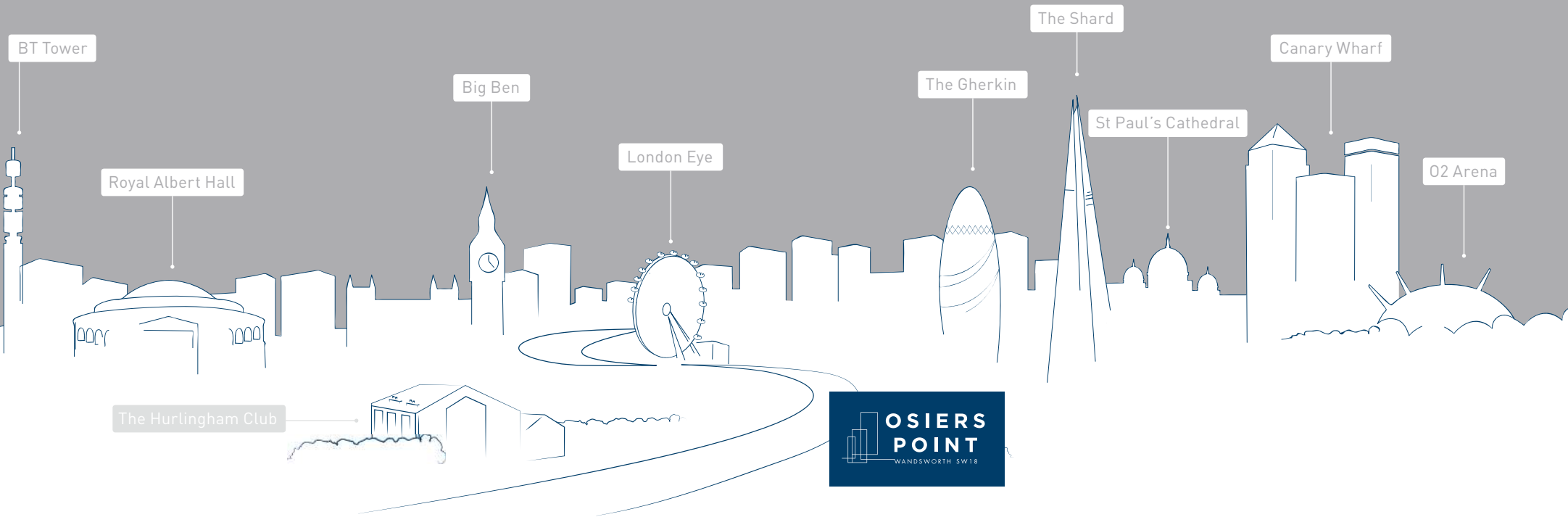
Follow Wandsworth High Street for 700 yards. At the next junction, take the right turn into Putney Bridge Road/A3209. Follow Putney Bridge Road for 350 yards. Turn right into Point Pleasant, go under the railway bridge and turn right onto Osiers Road. Osiers Point is on the right.

From the M4.

Exit the M4 at Junction 1. At the Chiswick Roundabout, follow the A205 Chiswick High Road/Kew Road, signed to South Circular/M3/Kew/Brentford for 1 mile going over Kew Bridge. At the junction just after Kew Green, take the left hand fork, Mortlake Road A205. Follow the A205 Mortlake Road/Clifford Avenue for 1.5 miles, crossing the A316 Lower Richmond Road. At the next junction A305/A205, turn left onto the Upper Richmond Road West. Follow the Upper Richmond Road West/Upper Richmond Road for 3.3 miles. At the junction with the A3 West Hill Road, go straight on. After 300 yards at the Wandsworth one way system, follow the road left and keep straight on into Putney Bridge Road/A3209. Follow Putney Bridge Road for 350 yards. Turn right onto Point Pleasant, go under the railway bridge and turn right onto Osiers Road. Osiers Point is on the right.



A destination development by Wandsworth riverside



DISTANCE

Miles from Osiers Point

BT Tower	9.1 miles
Royal Albert Hall	4.7 miles
Big Ben	6.4 miles
London Eye	7.4 miles
The Gherkin	9 miles
The Shard	8.2 miles
St Paul's	8.2 miles
Canary Wharf	12 miles
O2 Arena	13.8 miles

BY CAR

Minutes from Osiers Point

BT Tower	26 mins
Royal Albert Hall	17 mins
Big Ben	18 mins
London Eye	22 mins
The Gherkin	29 mins
The Shard	26 mins
St Paul's	25 mins
Canary Wharf	34 mins
O2 Arena	41 mins

BY TRAIN & TUBE

Minutes from Osiers Point

BT Tower	46 mins
Royal Albert Hall	42 mins
Big Ben	39 mins
London Eye	31 mins
The Gherkin	57 mins
The Shard	38 mins
St Paul's	48 mins
Canary Wharf	46 mins
O2 Arena	51 mins

All distances and journey times approximate. Source: Google Maps.

Apartments

BLOCK A | 1, 2 & 3 bedroom homes



Because stylish contemporary living space is the point.

In today's high-speed world, London living is all about balance – balancing life and work, balancing the convenience of the capital with the desire for optimum quality of life. The apartments at Osiers Point strike the balance perfectly, with versatile open plan kitchen/living room/dining areas.

Each apartment has its own private terrace or balcony, so you enjoy your very own outside space, and maximum light, fresh air and tranquility.

Many of our two bedroom apartments feature an en suite shower room, in addition to the sparkling main bathroom. Storage is also carefully planned with a hallway cupboard to all apartments.

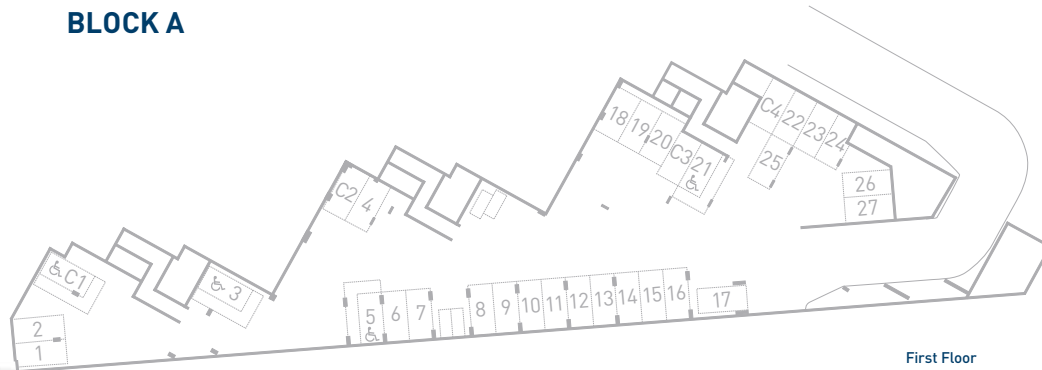
And flexibility is paramount – a second bedroom could become an office, study or hobby room.

Access to safe and secure cycle storage is guaranteed, making Osiers Point even more sustainable and environmentally sound. All in all, an apartment here offers the best of London living.

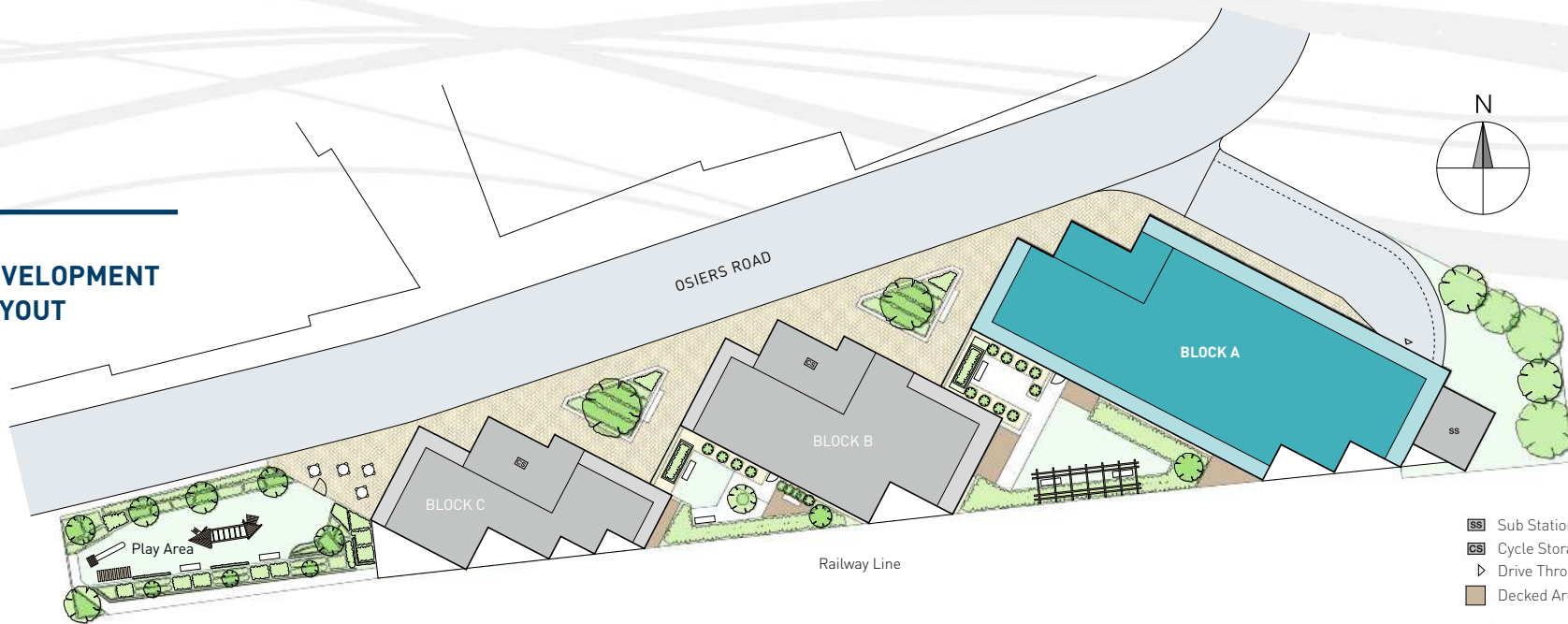


Computer generated images.

BLOCK A



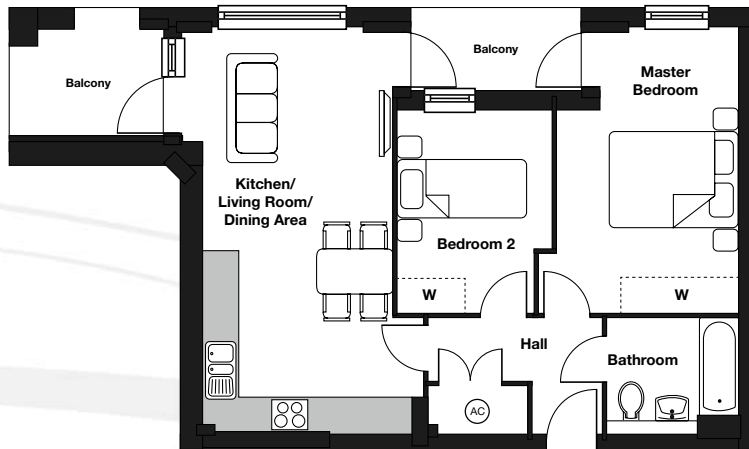
DEVELOPMENT LAYOUT



- SS Sub Station
- CS Cycle Storage Area
- ▷ Drive Through/Car Park Access
- Decked Area

* Housing Association apartment.
† Wheelchair adaptable apartment.
C1-C4 commercial parking.

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PLOTS 1, 7, 13, 19, 25, 31 & 37

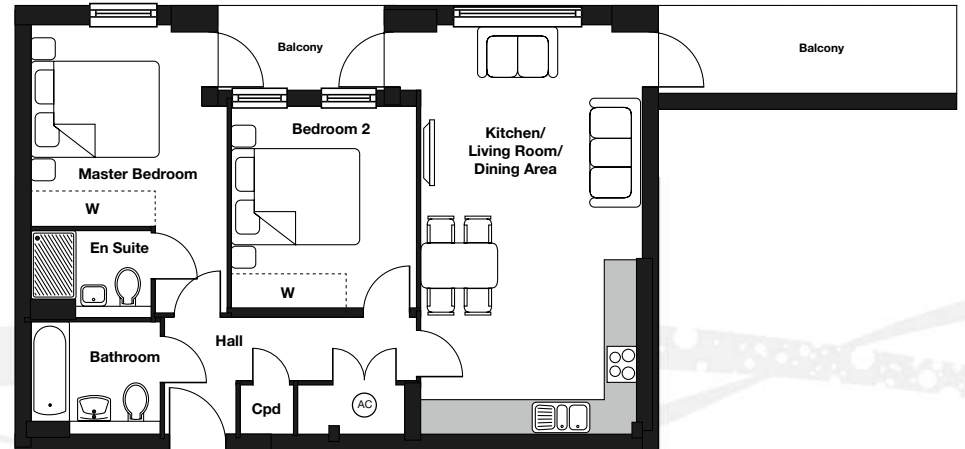
2 bedroom apartments

Kitchen/Living Room/Dining Area (min.)
7.09m x 3.29m 23'3" x 10'10"

Master Bedroom (max.)
4.95m x 3.13m 16'3" x 10'3"

Bedroom 2 (max.)
3.50m x 2.66m 11'6" x 8'9"

Total Gross Internal
Floor Area 61.1sq m 658sq ft



PLOTS 2, 8, 14, 20, 26, 32 & 38

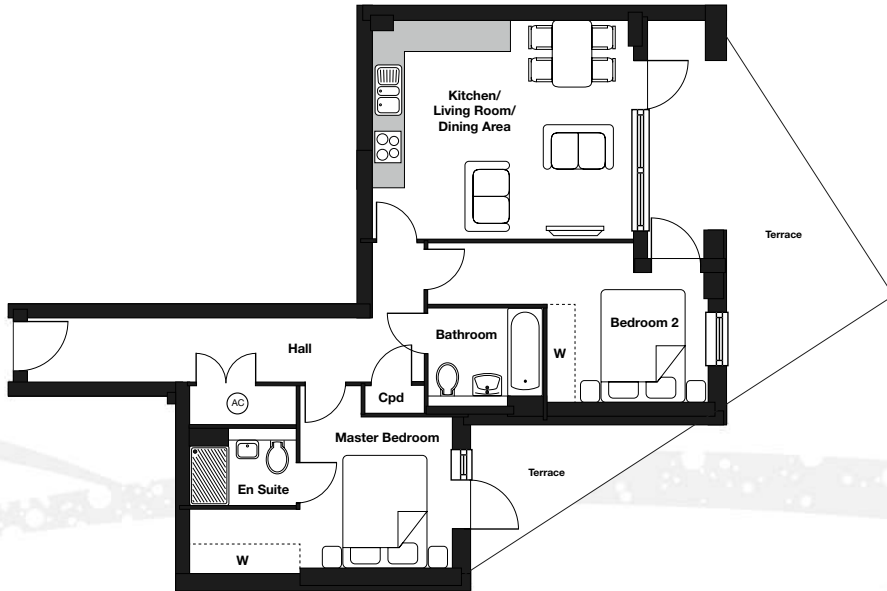
2 bedroom apartments

Kitchen/Living Room/Dining Area (min.)
7.09m x 3.81m 23'3" x 12'6"

Master Bedroom (max.)
4.95m x 3.41m 16'3" x 11'3"

Bedroom 2
3.45m x 3.21m 11'4" x 10'6"

Total Gross Internal
Floor Area 70.0sq m 753sq ft



PLOT 3

2 bedroom apartment

Kitchen/Living Room/Dining Area

5.16m x 4.29m 16'11" x 14'1"

Master Bedroom (max.)

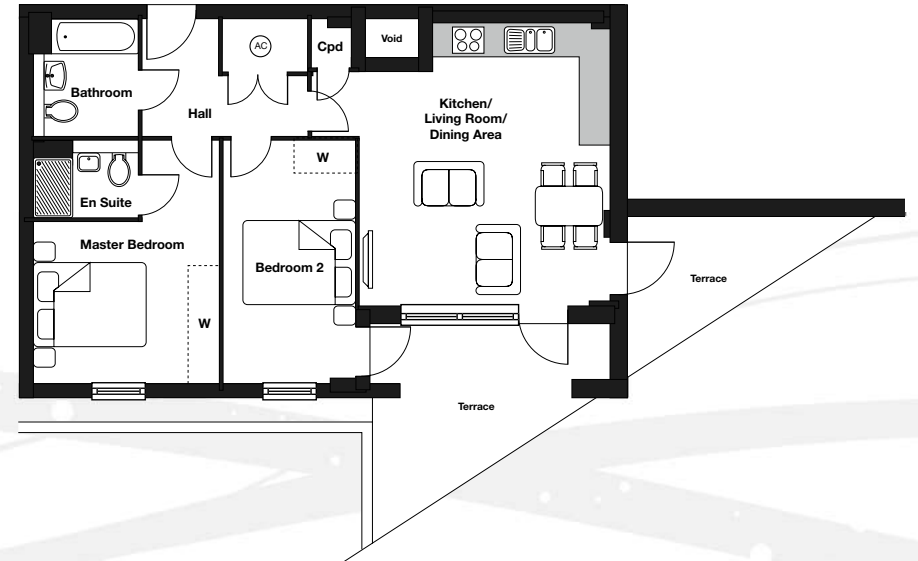
5.23m x 3.64m 17'2" x 11'11"

Bedroom 2 (max.)

5.55m x 3.15m 18'2" x 10'4"

Total Gross Internal

Floor Area 71.0sq m 765sq ft



PLOT 4

2 bedroom apartment

Kitchen/Living Room/Dining Area

5.62m x 4.86m 18'5" x 16'0"

Master Bedroom (max.)

4.76m x 3.72m 15'7" x 12'2"

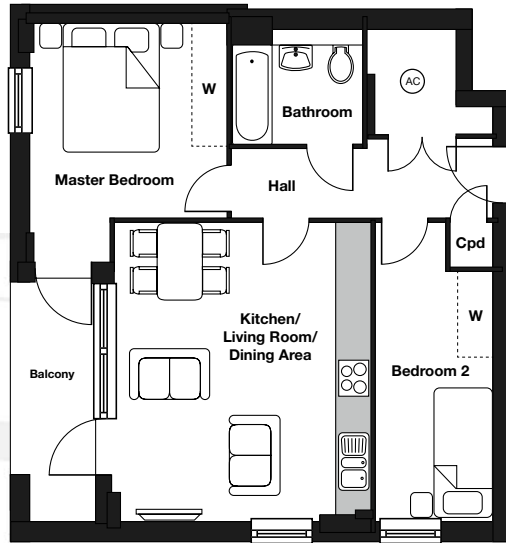
Bedroom 2

4.76m x 2.60m 15'7" x 8'6"

Total Gross Internal

Floor Area 73.2sq m 788sq ft

This apartment is wheelchair adaptable.



PLOT 6

2 bedroom apartment

Kitchen/Living Room/Dining Area

5.15m x 4.45m 16'11" x 14'8"

Master Bedroom (max.)

4.13m x 3.46m 13'7" x 11'4"

Bedroom 2 (max.)

5.15m x 2.01m 16'11" x 6'7"

Total Gross Internal

Floor Area 61.2sq m 659sq ft



PLOTS 9, 15, 21, 27, 33 & 39

2 bedroom apartments

Kitchen/Living Room/Dining Area

5.16m x 4.29m 16'11" x 14'1"

Master Bedroom (max.)

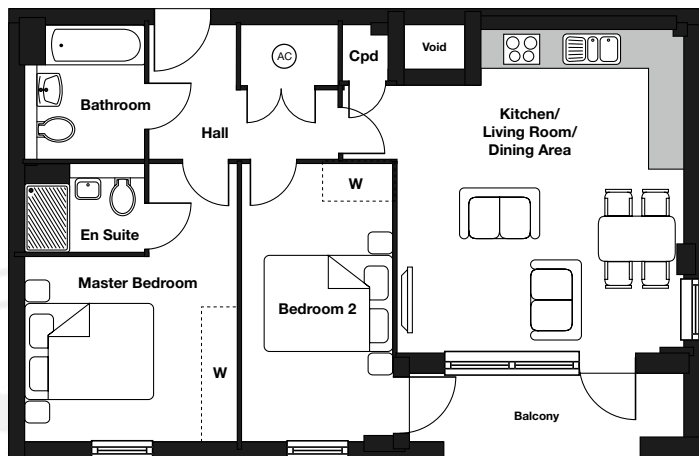
5.23m x 3.64m 17'2" x 11'11"

Bedroom 2 (max.)

5.55m x 3.12m 18'2" x 10'3"

Total Gross Internal

Floor Area 71.0sq m 765sq ft



PLOT 10, 16, 22, 28, 34 & 40

2 bedroom apartments

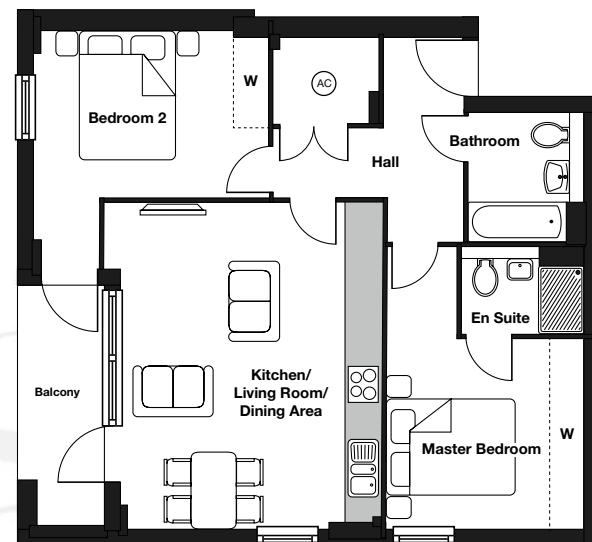
Kitchen/Living Room/Dining Area
5.62m x 4.86m 18'5" x 16'0"

Master Bedroom (max.)
4.76m x 3.72m 15'7" x 12'2"

Bedroom 2
4.76m x 2.60m 15'7" x 8'6"

Total Gross Internal
Floor Area 73.2sq m 788sq ft

Plot 10 is wheelchair adaptable.



PLOTS 12, 18, 24, 30, 36 & 42

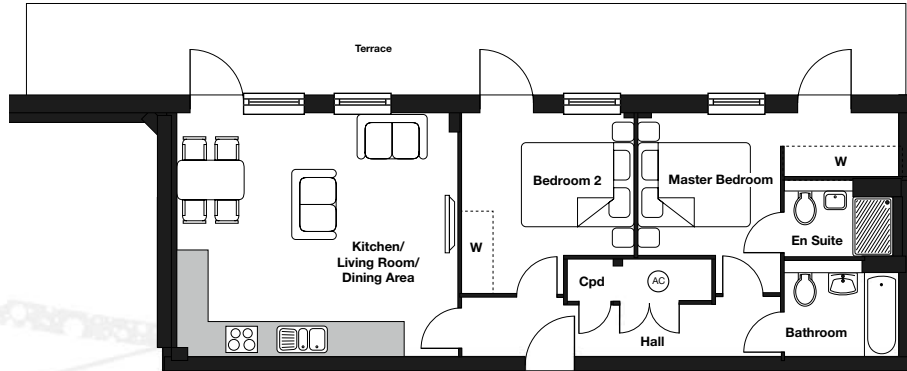
2 bedroom apartments

Kitchen/Living Room/Dining Area
5.62m x 4.51m 18'5" x 14'10"

Master Bedroom (max.)
4.86m x 3.45m 15'11" x 11'4"

Bedroom 2 (max.)
4.13m x 4.06m 13'7" x 13'4"

Total Gross Internal
Floor Area 72.0sq m 775sq ft



PLOT 43

2 bedroom apartment

Kitchen/Living Room/Dining Area

5.60m x 4.87m 18'5" x 16'0"

Master Bedroom (max.)

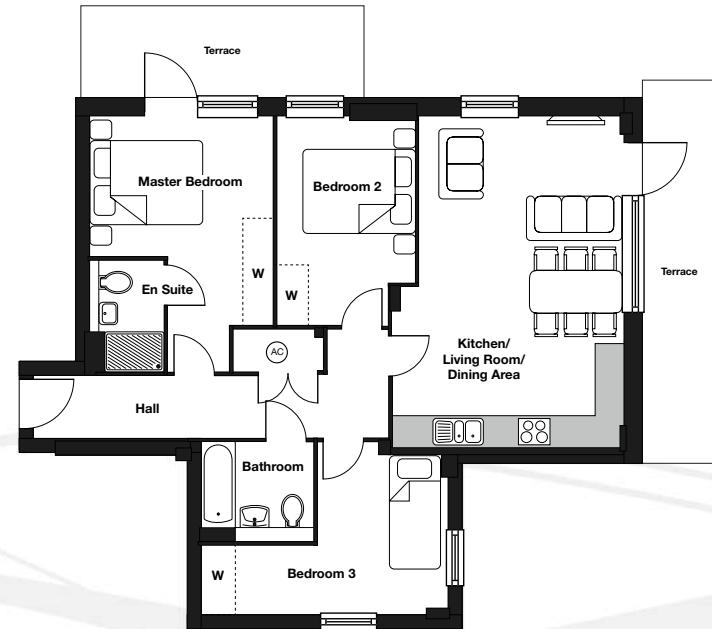
5.18m x 3.58m 17'0" x 11'9"

Bedroom 2 (max.)

3.58m x 3.38m 11'9" x 11'1"

Total Gross Internal

Floor Area 70.0sq m 753sq ft



PLOT 44

3 bedroom apartment

Kitchen/Living Room/Dining Area (max.)

6.59m x 4.63m 21'8" x 15'2"

Master Bedroom (max.)

5.04m x 3.67m 16'7" x 12'1"

Bedroom 2 (max.)

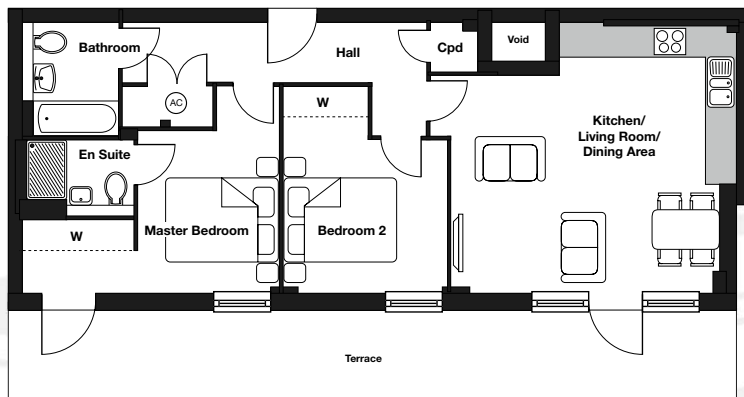
4.17m x 2.73m 13'8" x 9'0"

Bedroom 3 (max.)

4.89m x 3.38m 16'1" x 11'1"

Total Gross Internal

Floor Area 87.2sq m 939sq ft



PLOT 45

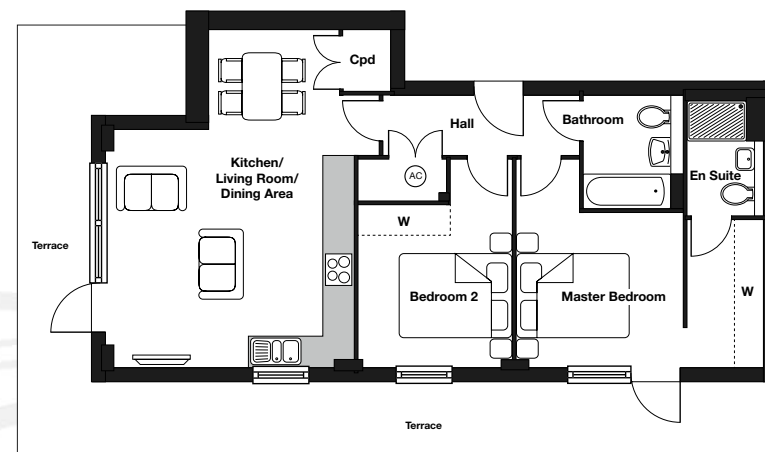
2 bedroom apartment

Kitchen/Living Room/Dining Area (max.)
6.07m x 5.32m 19'11" x 17'6"

Master Bedroom (max.)
5.13m x 4.07m 16'10" x 13'4"

Bedroom 2 (max.)
4.07m x 3.23m 13'4" x 10'7"

Total Gross Internal
Floor Area 73.5sq m 791sq ft



PLOT 46

2 bedroom apartment

Kitchen/Living Room/Dining Area (max.)
6.65m x 4.87m 21'10" x 16'0"

Master Bedroom (max.)
4.92m x 4.09m 16'2" x 13'5"

Bedroom 2 (max.)
4.06m x 3.03m 13'4" x 9'11"

Total Gross Internal
Floor Area 73.0sq m 786sq ft

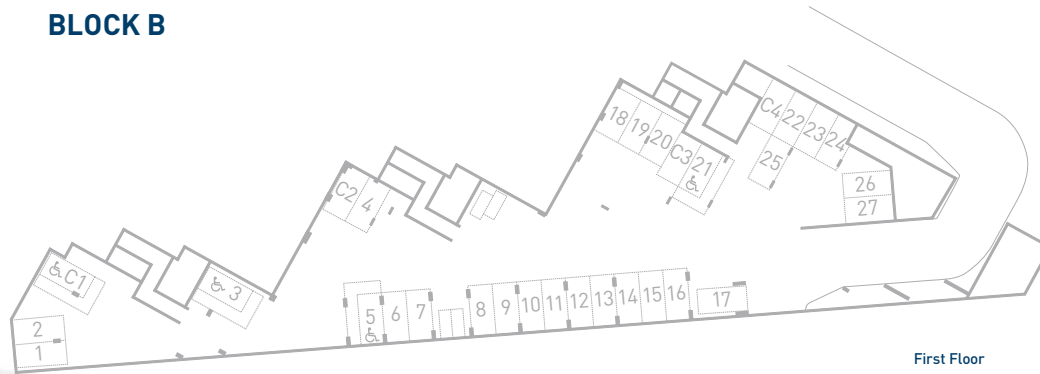


Apartments

BLOCK B | 1, 2 & 3 bedroom homes



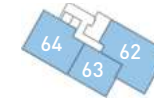
BLOCK B



Third Floor



Fifth Floor



Seventh Floor



Ninth Floor



Second Floor



Fourth Floor

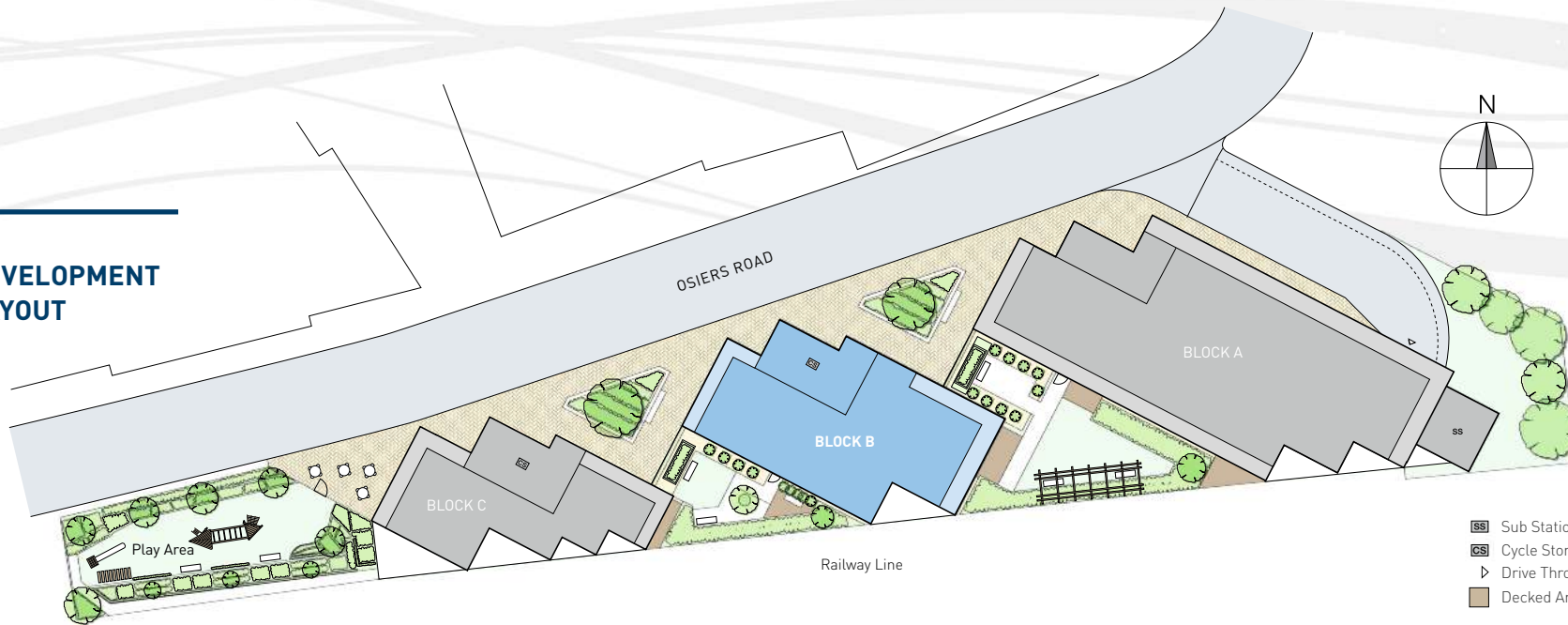


Sixth Floor



Eighth Floor

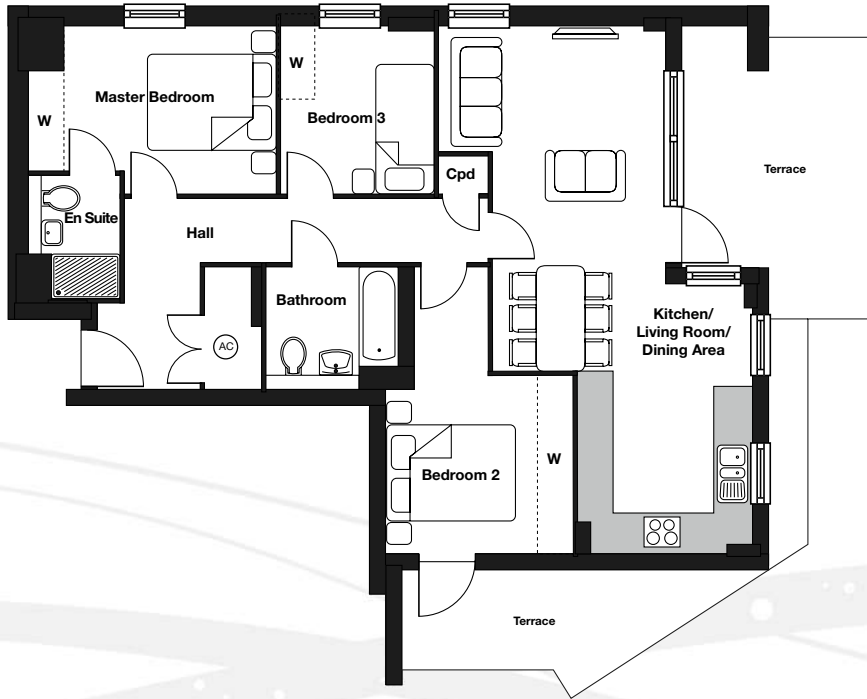
DEVELOPMENT LAYOUT



- SS** Sub Station
- CS** Cycle Storage Area
- ▷** Drive Through/Car Park Access
- Decked Area

* Housing Association apartment.
 † Wheelchair adaptable apartment.
 C1-C4 commercial parking.

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PLOT 47

3 bedroom apartment

Kitchen/Living Room/Dining Area (max.)

9.11m x 3.91m 29'11" x 12'10"

Master Bedroom (max.)

4.27m x 2.91m 14'0" x 9'7"

Bedroom 2 (max.)

4.92m x 3.26m 16'2" x 10'9"

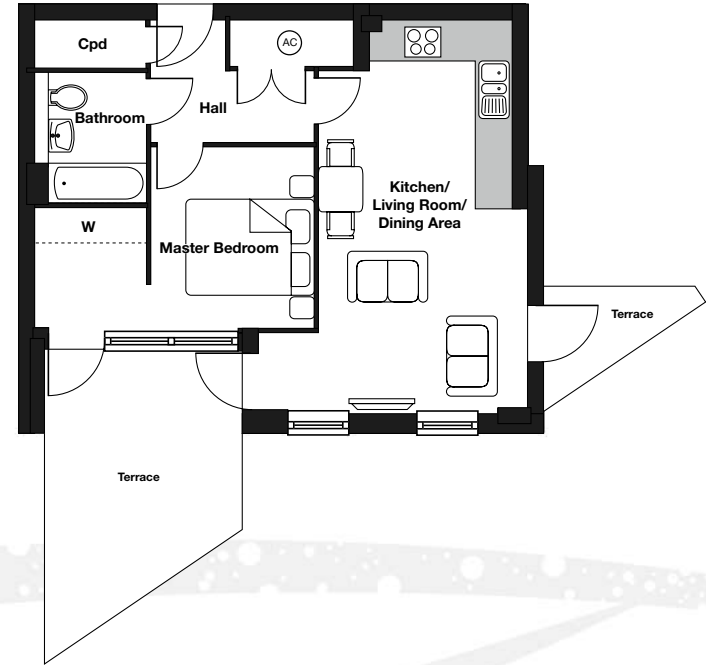
Bedroom 3

2.91m x 2.65m 9'7" x 8'9"

Total Gross Internal

Floor Area 87.6sq m 943sq ft

This apartment is wheelchair adaptable.



PLOT 48

1 bedroom apartment

Kitchen/Living Room/Dining Area (max.)

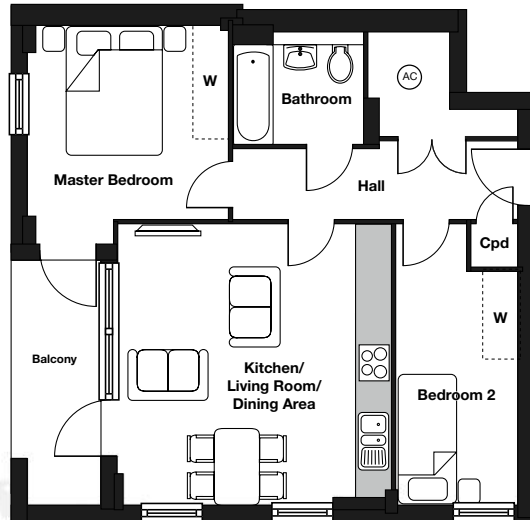
6.75m x 4.63m 22'2" x 15'2"

Master Bedroom (max.)

4.85m x 3.12m 15'11" x 10'3"

Total Gross Internal

Floor Area 51.7sq m 557sq ft



PLOT 49

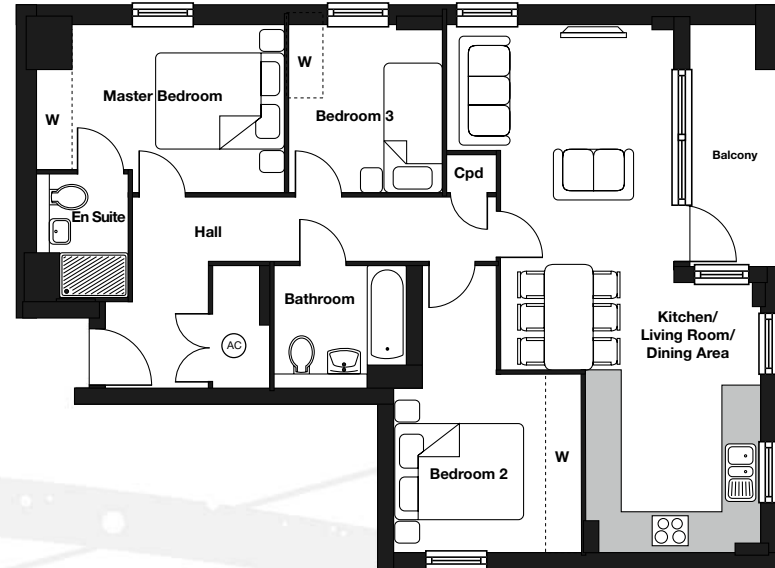
2 bedroom apartment

Kitchen/Living Room/Dining Area (max.)
4.83m x 4.78m 15'10" x 15'8"

Master Bedroom (max.)
3.81m x 3.43m 12'6" x 11'3"

Bedroom 2 (max.)
4.83m x 2.10m 15'10" x 6'11"

Total Gross Internal
Floor Area 61.2sq m 659sq ft



PLOTS 50, 53, 56, 59, 62 & 65

3 bedroom apartments

Kitchen/Living Room/Dining Area (max.)
9.11m x 3.91m 29'11" x 12'10"

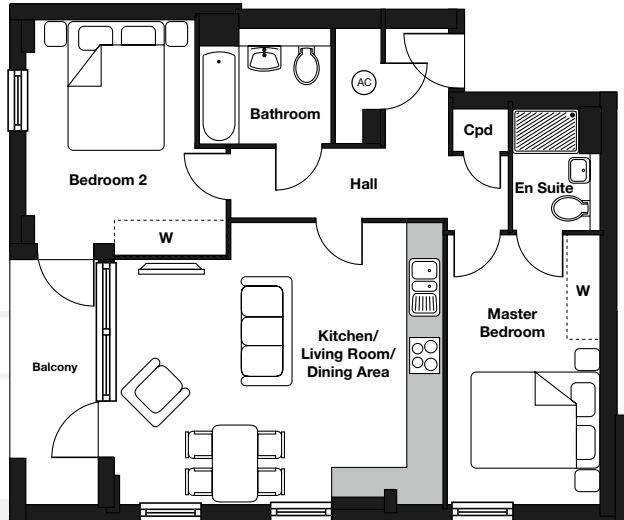
Master Bedroom (max.)
4.27m x 2.91m 14'0" x 9'7"

Bedroom 2 (max.)
4.90m x 3.26m 16'1" x 10'9"

Bedroom 3
2.91m x 2.65m 9'7" x 8'9"

Total Gross Internal
Floor Area 87.6sq m 943sq ft

Plot 50 is wheelchair adaptable.



PLOTS 52, 55, 58, 61, 64 & 67

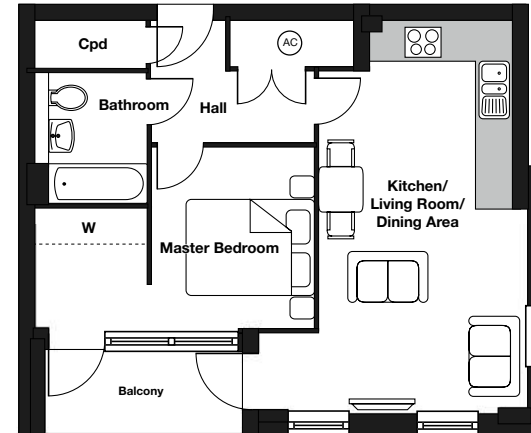
2 bedroom apartments

Kitchen/Living Room/Dining Area (max.)
5.68m x 4.83m 18'8" x 15'10"

Master Bedroom
4.60m x 2.69m 15'1" x 8'10"

Bedroom 2 (max.)
4.01m x 3.42m 13'2" x 11'3"

Total Gross Internal
Floor Area 71.4sq m 769sq ft



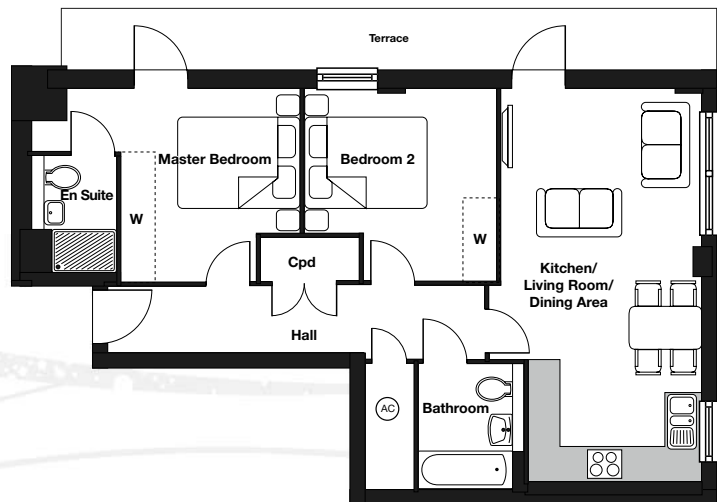
PLOTS 54, 57, 60, 63 & 66

1 bedroom apartments

Kitchen/Living Room/Dining Area (max.)
6.75m x 4.63m 22'2" x 15'2"

Master Bedroom (max.)
4.85m x 3.12m 15'11" x 10'3"

Total Gross Internal
Floor Area 51.7sq m 557sq ft



PLOT 68

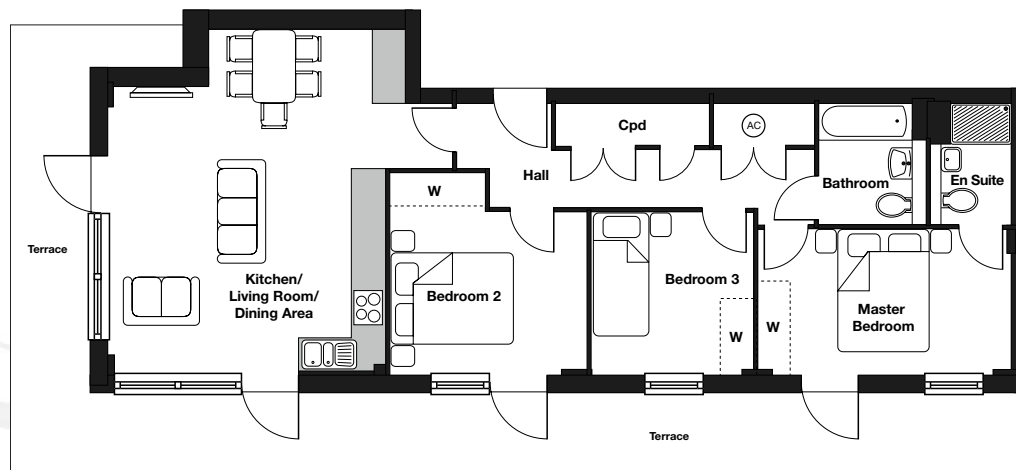
2 bedroom apartment

Kitchen/Living Room/Dining Area (max.)
7.15m x 3.61m 23'6" x 11'10"

Master Bedroom (max.)
4.24m x 3.50m 13'11" x 11'6"

Bedroom 2 (max.)
3.50m x 3.50m 11'6" x 11'6"

Total Gross Internal
Floor Area 73.2sq m 788sq ft



PLOT 69

3 bedroom apartment

Kitchen/Living Room/Dining Area (max.)
6.32m x 6.30m 20'9" x 20'8"

Master Bedroom
4.65m x 2.62m 15'3" x 8'7"

Bedroom 2 (max.)
3.68m x 3.62m 12'1" x 11'11"

Bedroom 3
2.98m x 2.95m 9'9" x 9'8"

Total Gross Internal
Floor Area 87.6sq m 943sq ft

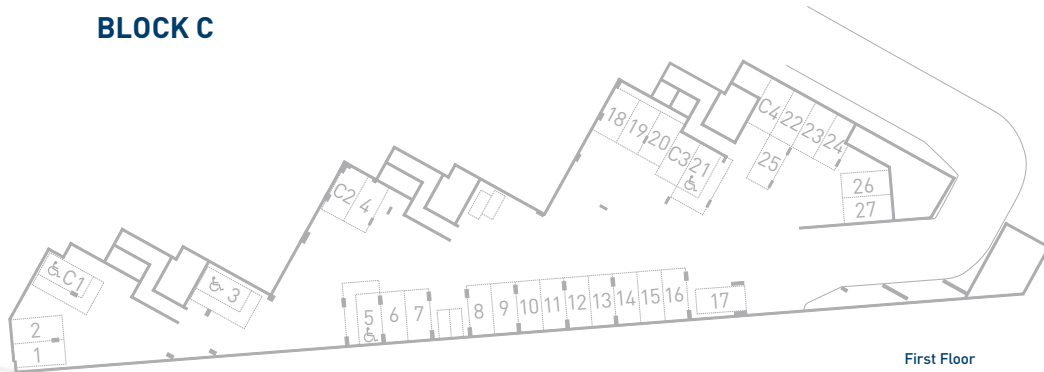


Apartments

BLOCK C | 1 & 2 bedroom homes



BLOCK C



Third Floor



Fifth Floor



Seventh Floor



Ninth Floor



Second Floor



Fourth Floor

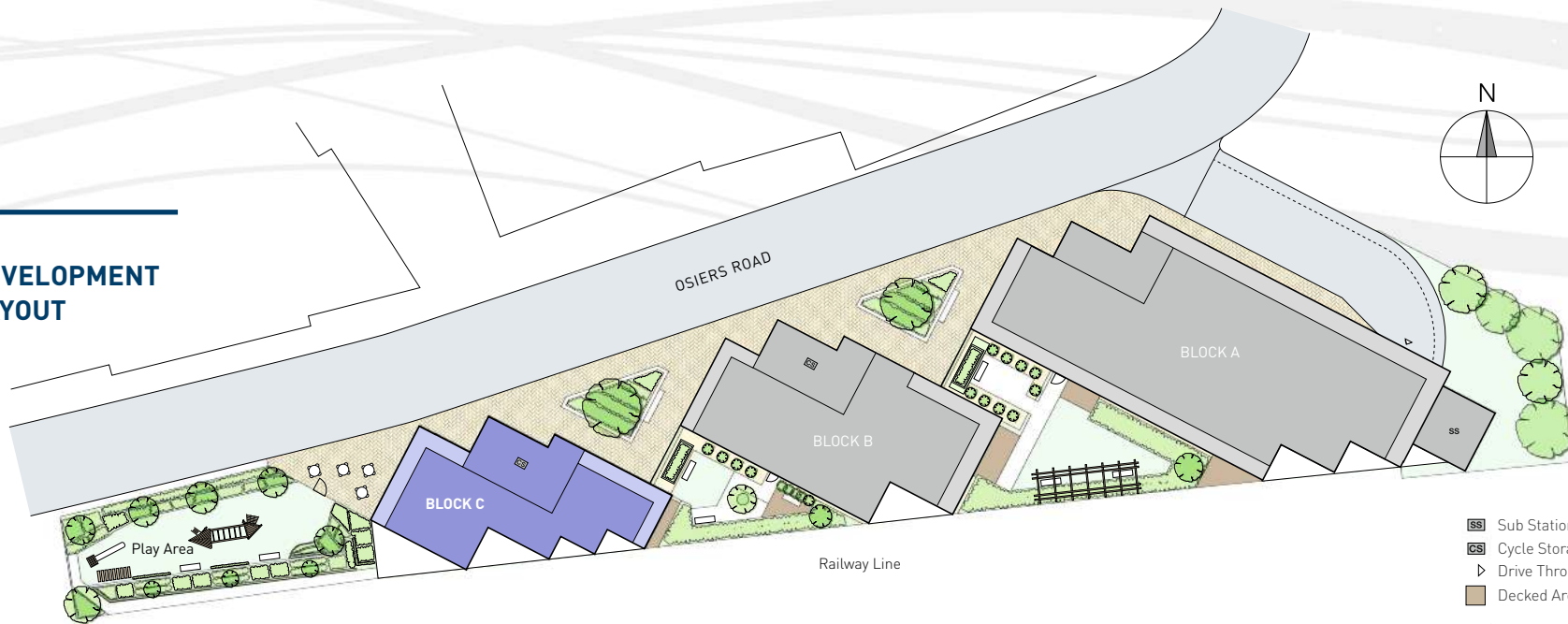


Sixth Floor



Eighth Floor

DEVELOPMENT LAYOUT



- SS Sub Station
- CS Cycle Storage Area
- ▷ Drive Through/Car Park Access
- Decked Area

* Housing Association apartment.
 † Wheelchair adaptable apartment.
 C1-C4 commercial parking.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. This siteplan is a representation of the arrangement of the development and it is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

Because stylish contemporary living space is the point.

In today's high-speed world, London living is all about balance – balancing life and work, balancing the convenience of the capital with the desire for optimum quality of life. The apartments at Osiers Point strike the balance perfectly, with versatile open plan kitchen/living room/dining areas.

Each apartment has its own private terrace or balcony, so you enjoy your very own outside space, and maximum light, fresh air and tranquility.

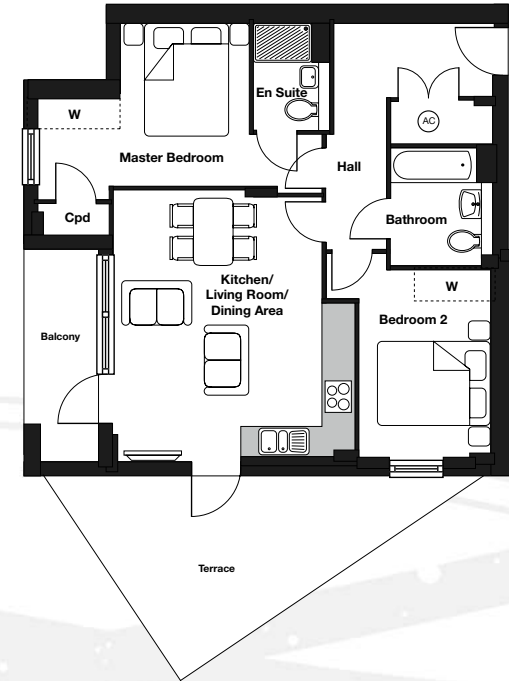
Many of our two bedroom apartments feature an en suite shower room, in addition to the sparkling main bathroom. Storage is also carefully planned with a hallway cupboard to all apartments.

And flexibility is paramount – a second bedroom could become an office, study or hobby room.

Access to safe and secure cycle storage is guaranteed, making Osiers Point even more sustainable and environmentally sound. All in all, an apartment here offers the best of London living.



Computer generated images.



PLOT 71

1 bedroom apartment

Kitchen/Living Room/Dining Area (max.)

5.39m x 4.80m 17'8" x 15'9"

Master Bedroom (max.)

5.65m x 3.56m 18'7" x 11'8"

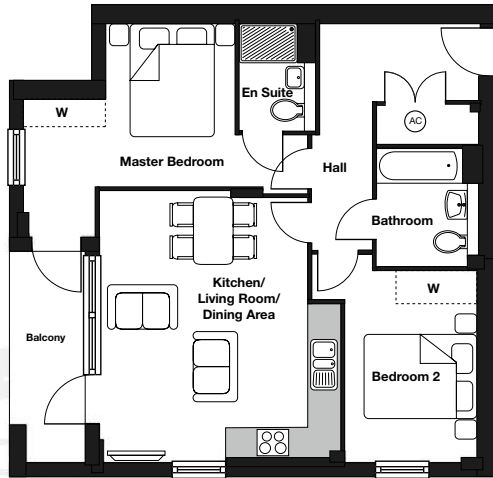
Bedroom 2 (max.)

4.09m x 2.61m 13'5" x 8'7"

Total Gross Internal

Floor Area 70.1sq m 755sq ft

This apartment is wheelchair adaptable.



PLOTS 79, 81 & 83

2 bedroom apartments

Kitchen/Living Room/Dining Area (max.)

5.39m x 4.80m 17'8" x 15'9"

Master Bedroom (max.)

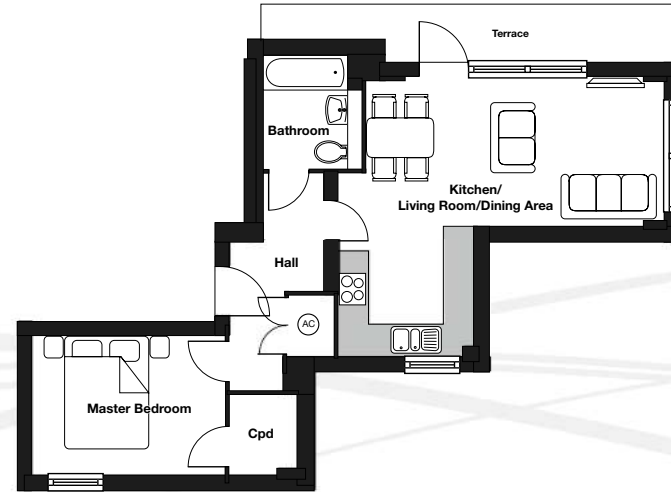
5.65m x 4.23m 18'7" x 13'11"

Bedroom 2 (max.)

4.09m x 2.61m 13'5" x 8'7"

Total Gross Internal

Floor Area 70.1sq m 755sq ft



PLOT 84

1 bedroom apartment

Kitchen/Living Room/Dining Area (max.)

6.50m x 5.53m 21'4" x 18'2"

Master Bedroom

3.85m x 2.77m 12'8" x 9'1"

Total Gross Internal

Floor Area 50.9sq m 548sq ft



Computer generated image.

OSIERS POINT

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CGI's within this brochure are from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The floorplans depict typical layouts of these apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your Sales Executive. All dimensions are + or - 50mm and floorplans are not shown to scale. XTST1397/February 2017.

**Taylor
Wimpey**