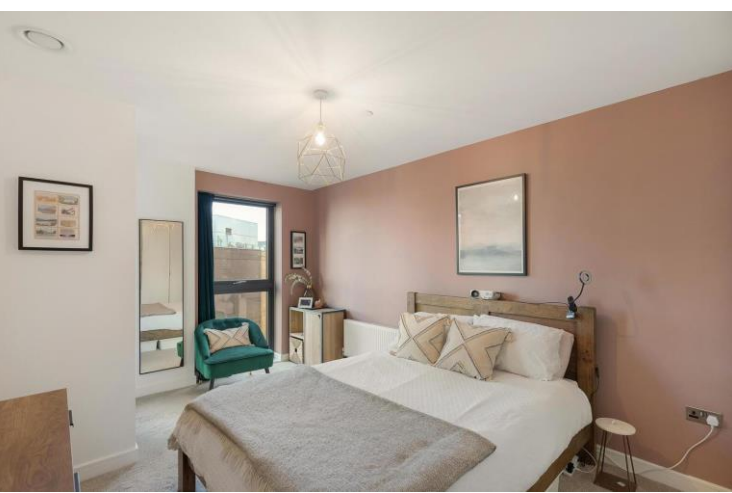




Osiers Road  
London, SW18

CHESTERTONS





A beautifully presented modern apartment which is both spacious and bright. Offering two double bedrooms, open plan living and two private outdoor terraces, which are ideal to enjoy a drink in the summer or that morning coffee to get you ready for the day ahead.

The apartment comes finished to a high standard throughout and has been well looked after by the current owners so to offer any buyer a property they can simply move straight into.

Osiers Road is located in the popular Riverside Quarter development and offers excellent transport links such as the Uber Boat, shops, cafes and the sought after amenities at Southside Shopping Centre. Further afield there is Wandsworth and Putney stations and both offer a wide variety of shops, bars and restaurants.

- Two Double Bedrooms
- Stunning Open Plan Kitchen/Reception
- Two Balconies
- Beautifully Presented Throughout
- Plenty Of Storage
- Excellent Bus, Rail, Tube & River Boat Links nearby

Asking Price £525,000

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (90-100)                                    | A | 90                      | 90        |
| (81-90)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (49-54)                                     | E |                         |           |
| (37-48)                                     | F |                         |           |
| (1-36)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Leasehold 114 years remaining  
**Service Charge:** £2652 per annum  
**Ground Rent:** £533 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

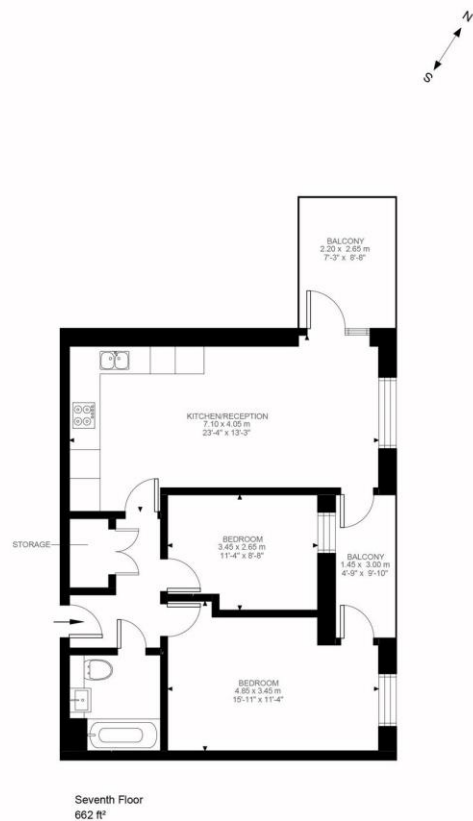
*Chestertons Wandsworth Sales*

47 East Hill  
 London  
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



Osiers Road, SW18  
Approximate Gross Internal Area  
61.50 SQ.M / 662 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

