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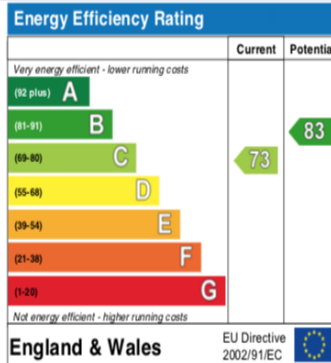
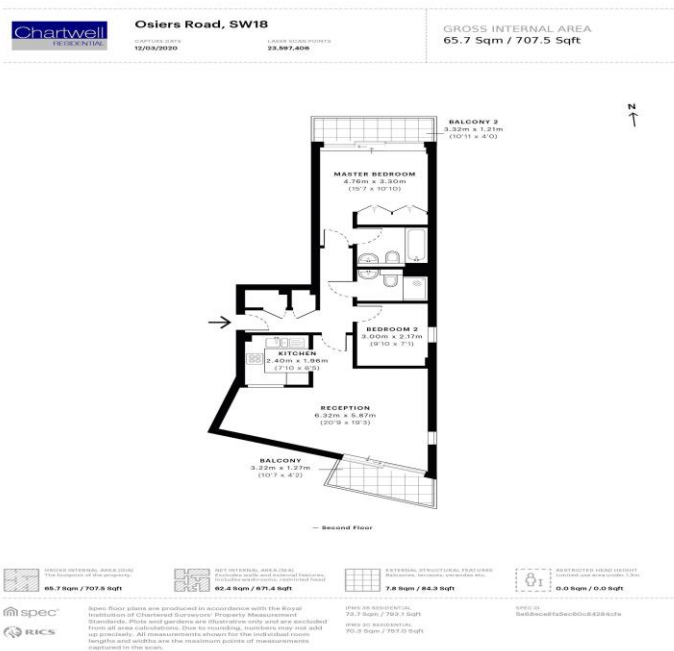
33 Osiers Road | SW18 1NL
FOR SALE: Offers in Excess of £500,000



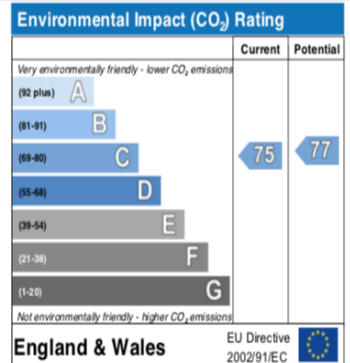
- **Two Bedrooms**
- **Two Bathrooms**
- **Two Balconies**
- **Close to Wandsworth Park**
- **Master with En-Suite**
- **Secure Allocated Underground Parking**

Description:

Chartwell Residential are delighted to offer to the market this MODERN two bedroom, (ONE DOUBLE with EN SUITE, ONE SINGLE) two-bathroom apartment situated on the 2nd floor benefiting from TWO BALCONIES, This is a great opportunity for a first time buyer, buy to let investor or even the next step onto the property ladder, priced at offers over £500,000, this apartment is priced to sell! The property has a semi-OPEN PLAN kitchen leading onto the reception/dining room, with a spacious balcony, with plenty of room to entertain. There are two useful storage cupboards off the entrance hallway. This property further benefits from one allocated secure underground car parking space. Wandsworth Riverside is a fantastic development located moments from Wandsworth Park, and is a short walk to cafes, restaurants and bars in Wandsworth Town and Putney high street. Wandsworth Town station, Putney station and East Putney tube are within walking distance of the property providing direct links to the City



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	209 kWh/m ² per year	193 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£91 per year	£46 per year
Heating	£241 per year	£126 per year
Hot water	£132 per year	£132 per year

Chartwell
 RESIDENTIAL

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