



33 Osiers Road | SW18 1NL

**FOR SALE: £475,000**



- Two Bedrooms
- Two Bathrooms
- Master with En-Suite

- Two Bathrooms
- Close to Wandsworth Park
- 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

**Chartwell**  
RESIDENTIAL

**Osiers Road, SW18**

12/03/2020

300 ROADPOINTS  
29,897,406

**GROSS INTERNAL AREA**  
**65.7 Sqm / 707.5 Sqft**

N  
↑

**BALCONY 2**  
3.32m x 1.21m  
(10'11" x 4'0")

**MASTER BEDROOM**  
4.76m x 3.30m  
(15'7" x 10'10")

**BEDROOM 2**  
3.40m x 2.37m  
(9'10" x 7'7")

**KITCHEN**  
2.40m x 1.98m  
(7'7" x 6'6")

**RECEPTION**  
6.30m x 3.97m  
(20'9" x 13'0")

**BALCONY 1**  
3.23m x 1.97m  
(10'7" x 6'5")

— Second Floor

**GROSS INTERNAL AREA AND GYM**  
The sum of the area of

**NET INTERNAL AREA (GIA)**  
Includes walls and internal doors

**STRUCTURAL FOOTPRINT**  
Reception, Reception, Reception

**HABITABLE AREA (HABITABLE AREA)**  
Includes up to 100 sqm of

spc

RICS

Spac floor plans are produced in accordance with the Royal Institution of Chartered Surveyors Property Measurement Standard. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement.

DATE OF ASSASSINATION  
20.7.2019 / 20.7.2019  
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20.7.2019 / 20.7.2019

SPEC 01  
Bedroom/Reception/Reception

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-58) <b>D</b>		73	83
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales


EU Directive 2002/91/EC

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales

EU Directive 2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	209 kWh/m <sup>2</sup> per year	193 kWh/m <sup>2</sup> 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

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| 020 8780 6790 |

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info@chartwelluk.com

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## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.