



Osiers Road, Putney SW18 1NL

welcome to
Osiers Road, Putney

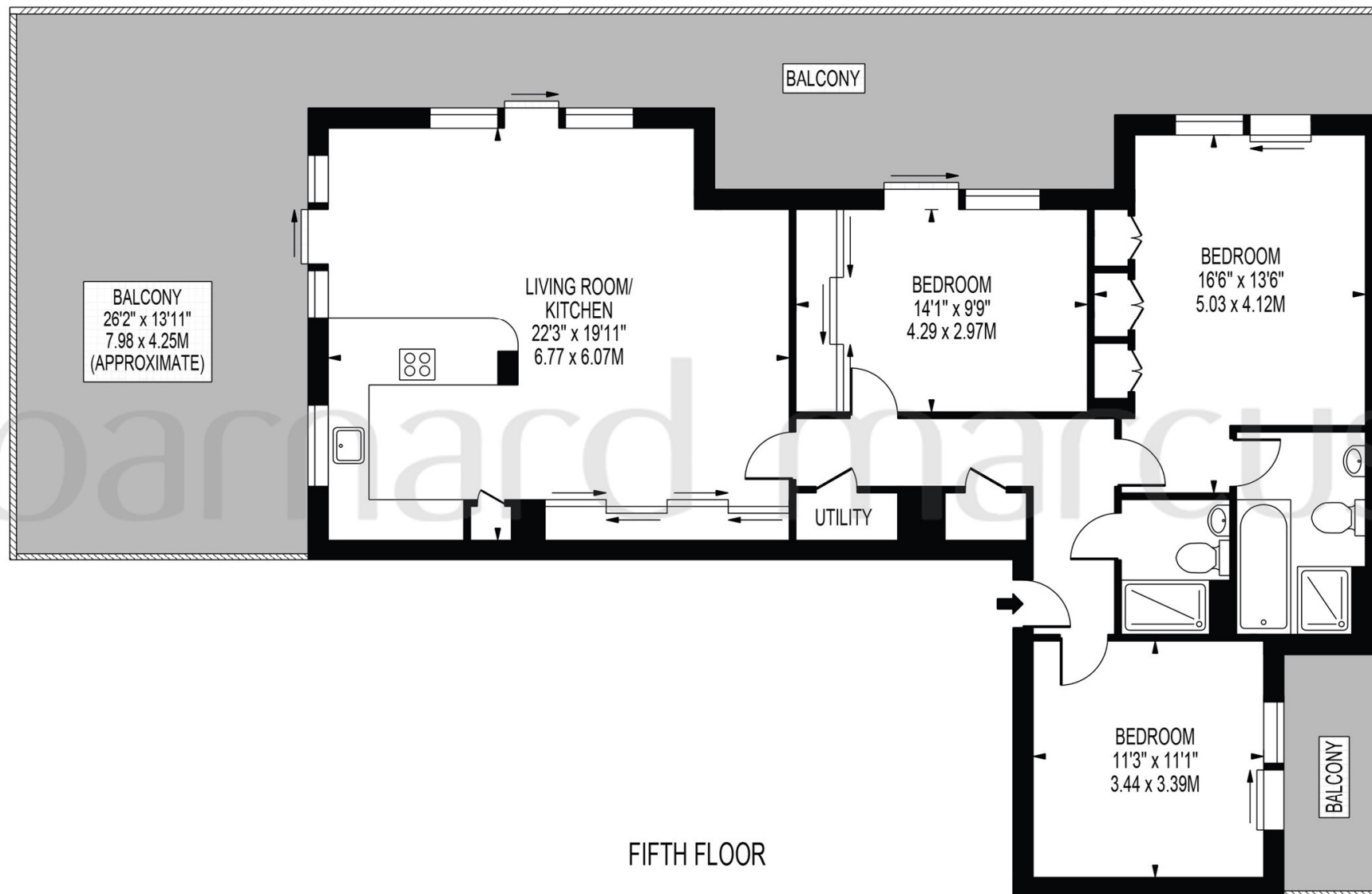
This stunning three-bedroom, penthouse apartment offers contemporary living in a highly sought-after location. The modernised interior offers a bright and airy open-plan layout that seamlessly connects the kitchen, dining and living areas- ideal for both everyday living and entertaining. The generous bedrooms include a luxurious master with en-suite, complimented by a large wraparound terrace and separate balcony which is the perfect sun-trap.

Located just a short walk from the green open spaces of Wandsworth Park and The River Thames, the apartment also enjoys access to local shops and excellent transport links.



OSIERS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1149 SQ FT - 106.74 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Open plan kitchen/ living area
- Large private balcony
- Allocated Parking in underground parking
- Chain free
- Lift

Tenure: Leasehold EPC Rating: D

Council Tax Band: G Service Charge: 5600.00

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107537



Property Ref:
PUR107537 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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