

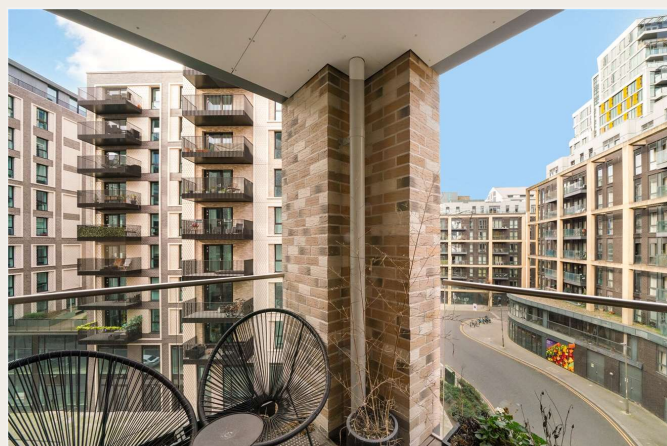


Osiers Road, SW18

£499,950 *Leasehold*



This beautifully appointed two-bedroom apartment offers glamorous, modern living space, ideally positioned in the sought-after Osiers Road development in Wandsworth



**Southfields**

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## DESCRIPTION

Finished to a high standard throughout, the property features a spacious open-plan living and dining area with sleek contemporary fittings, two private balconies, and ample natural light. Both bedrooms are generously sized, with a stylish family bathroom completing the layout.

Perfectly located just moments from the scenic River Thames walk and the open green spaces of Wandsworth Park, the property also benefits from close proximity to Southside Shopping Centre, offering an abundance of retail, dining, gym, and entertainment options.

Excellent transport links are within easy reach, including Wandsworth Town Station and Putney Bridge, making commuting into Central London simple and convenient.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 115 year and 4 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

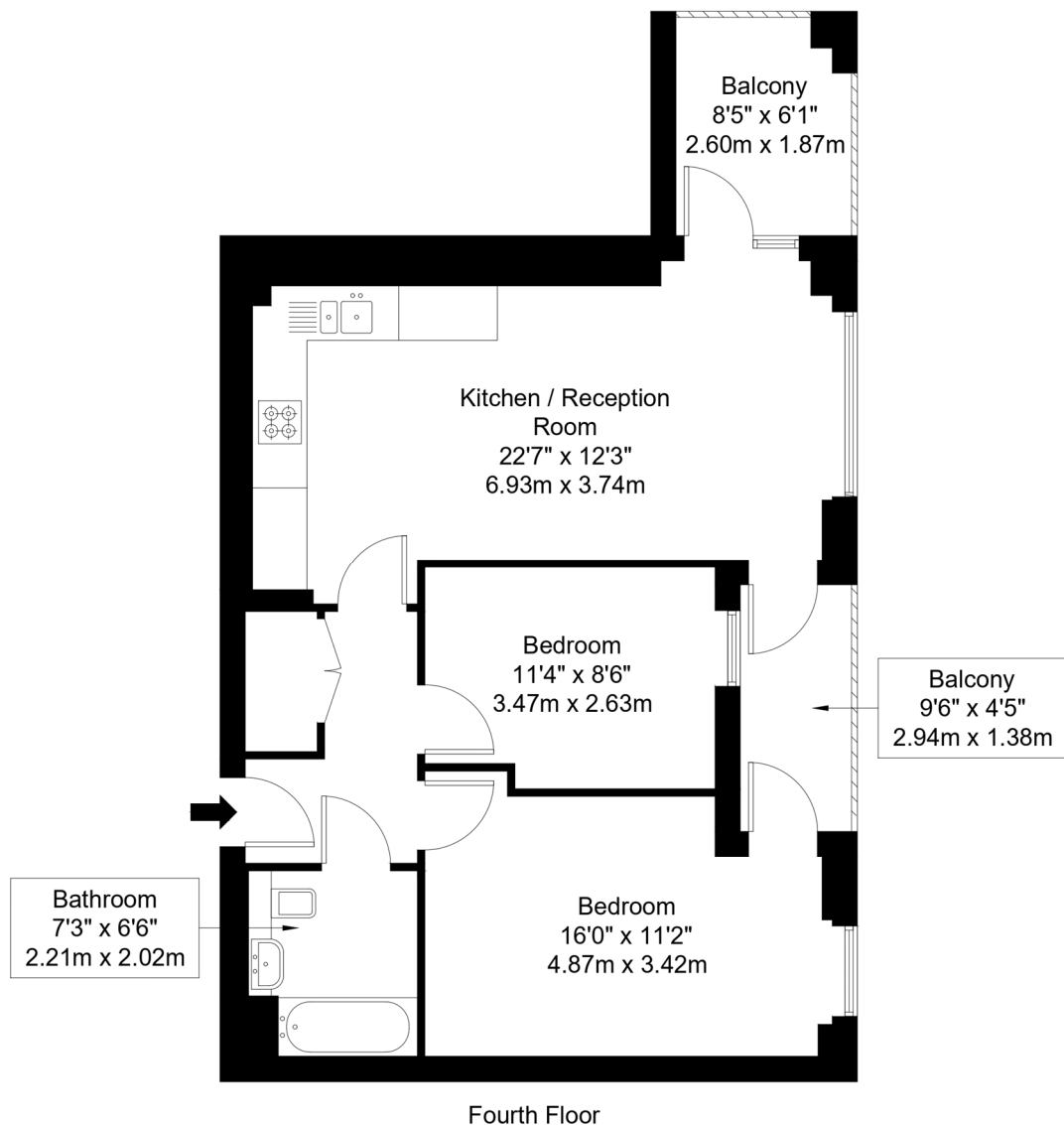
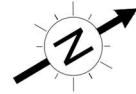
**EPC rating:** B

# Osiers Road, SW18 1UX

Approx Gross Internal Area = 60 sq m / 646 sq ft

Balconies = 8.92 sq m / 96 sq ft

Total = 68.92 sq m / 742 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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