



JAMES  
ANDERSON



## FOR SALE

**£550,000**

12, Osiers Road, London, SW18

Nestled in the vibrant heart of Wandsworth on Osiers Road, this exquisite two-bedroom flat offers a perfect blend of modern living in an excellent location. Situated on the fourth floor of a purpose-built development, the property boasts an open plan reception area that seamlessly combines space for dining and relaxation, all while providing access to two private balconies.

The flat measures 646 Sq ft and features two well-appointed bedrooms and one bathroom. It is in excellent condition and will be sold with no onward chain.

Located in a desirable riverside development, this property is just a stone's throw away from Wandsworth Park and the scenic Thames, offering a perfect balance of urban convenience and natural beauty. The vibrant communities of Wandsworth Town and Putney are also within easy reach, providing a wealth of shops, restaurants, and leisure activities.

With a reasonable service charge of £2652, this leasehold flat represents an excellent opportunity for those seeking a stylish and comfortable home in one of London's most sought-after locations. Whether you are a first-time buyer or looking to invest, this property is a must-see.

-  Two double bedrooms
-  One modern bathroom
-  Open plan living
-  Modern kitchen, integrated appliances
-  EPC rating B
-  Two private balcony
-  Close to Wandsworth Town Station
-  No onward chain
-  Ideal first time purchase
-  Located on the fourth floor



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

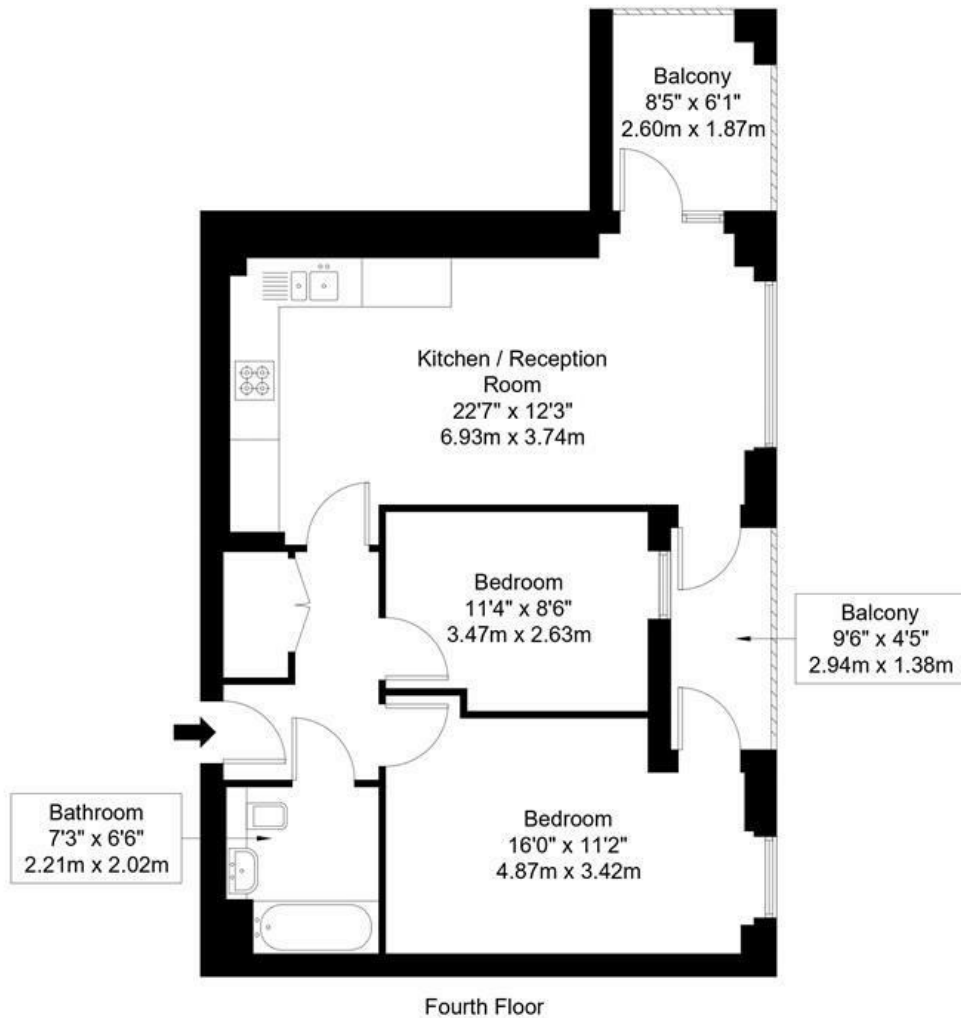
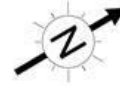
**0208 785 4400**

# 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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**BLEU  
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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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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