



JAMES  
ANDERSON



## TO LET

Osiers Road, London, SW18

**£3,000 Per Month**

Per Month

Nestled in the vibrant heart of Wandsworth on Osiers Road, this exquisite two-bedroom flat offers a perfect blend of modern living and stunning views. Situated on the ninth 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 a magnificent private roof terrace that spans the entire length of the flat. This outdoor oasis is ideal for entertaining or simply enjoying the breathtaking city skyline. The flat features two well-appointed bedrooms, including a primary suite with an en-suite bathroom, ensuring comfort and privacy for residents. With a total of two bathrooms, this property is designed to accommodate both family living and guests with ease. 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.



Two bedrooms



Two bathrooms (one en-suite)



Open plan reception with space to dine and access to the terrace



EPC B / Holding Deposit £692.32



Superb Transport Links/ Next to Wandsworth Park and The River Thames



Huge private terrace, an amazing space to entertain with stunning views



Immaculate condition, beautifully presented, turn key condition



Available September



Unfurnished

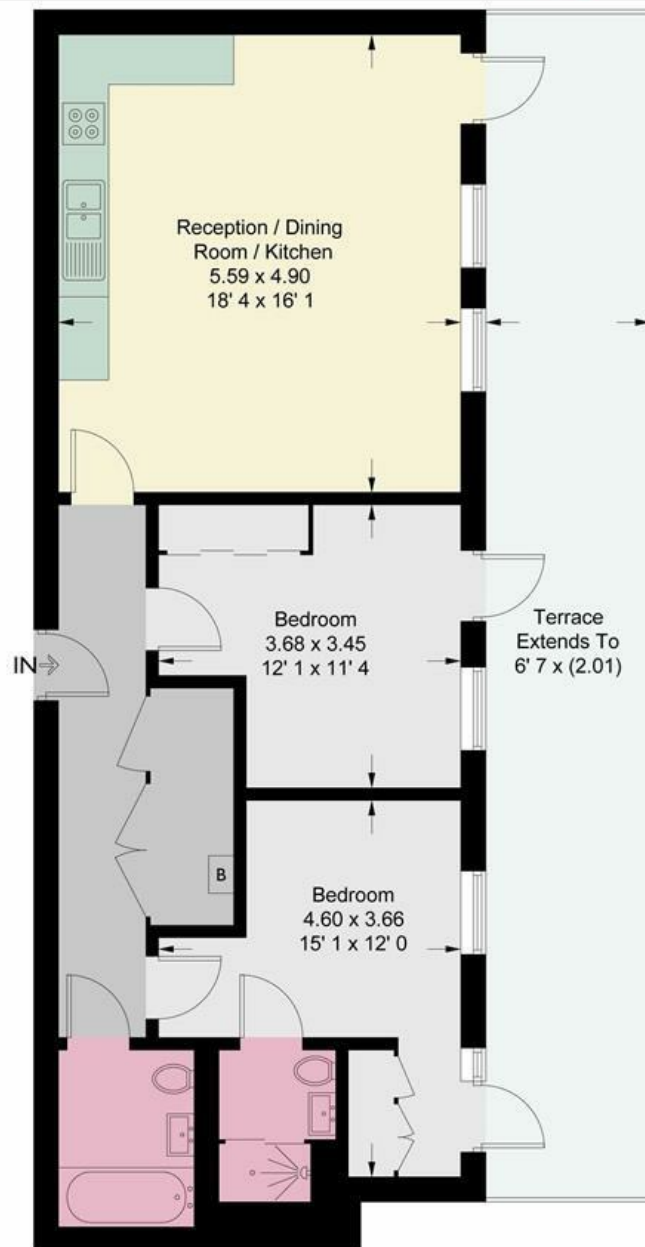


Deposit £3461.61



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

0208 785 4400



### Ninth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) for any use of this plan or the adequacy, accuracy or completeness of the information provided in connection with the Energy Efficiency Rating.



### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | 89      | 89        |

**England & Wales**

EU Directive  
2002/91/EC



