



**JAMES
ANDERSON**



FOR SALE

£485,000

33 Osiers Road, London, SW18

Guide Price

This two-bedroom, two-bathroom apartment on Osiers Road, Putney, offers 745 sq. ft. of modern, well-maintained living space. Positioned in a sought-after purpose-built development, the property is offered chain-free, ensuring a straightforward purchase.

The layout features a spacious reception room and two generous double bedrooms, including a master with an en-suite. A second well-appointed bathroom serves the rest of the home. Key highlights include two private balconies and a secure, allocated underground parking space.

Residents benefit from lift access, a secure entry system, and well-kept communal gardens. Combining a prime location with practical amenities, this flat represents an excellent opportunity for both owner-occupiers and investors.

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 Double Bedrooms



Two Bathrooms (One En-Suite)



Large Open Plan Reception Room



Two Private Balconies



EPC Rating D - Council Tax Band F - Leasehold



East Putney Tube Station



Brandlehow Primary



Lift Access & Secure Entry



Allocated Parking Space

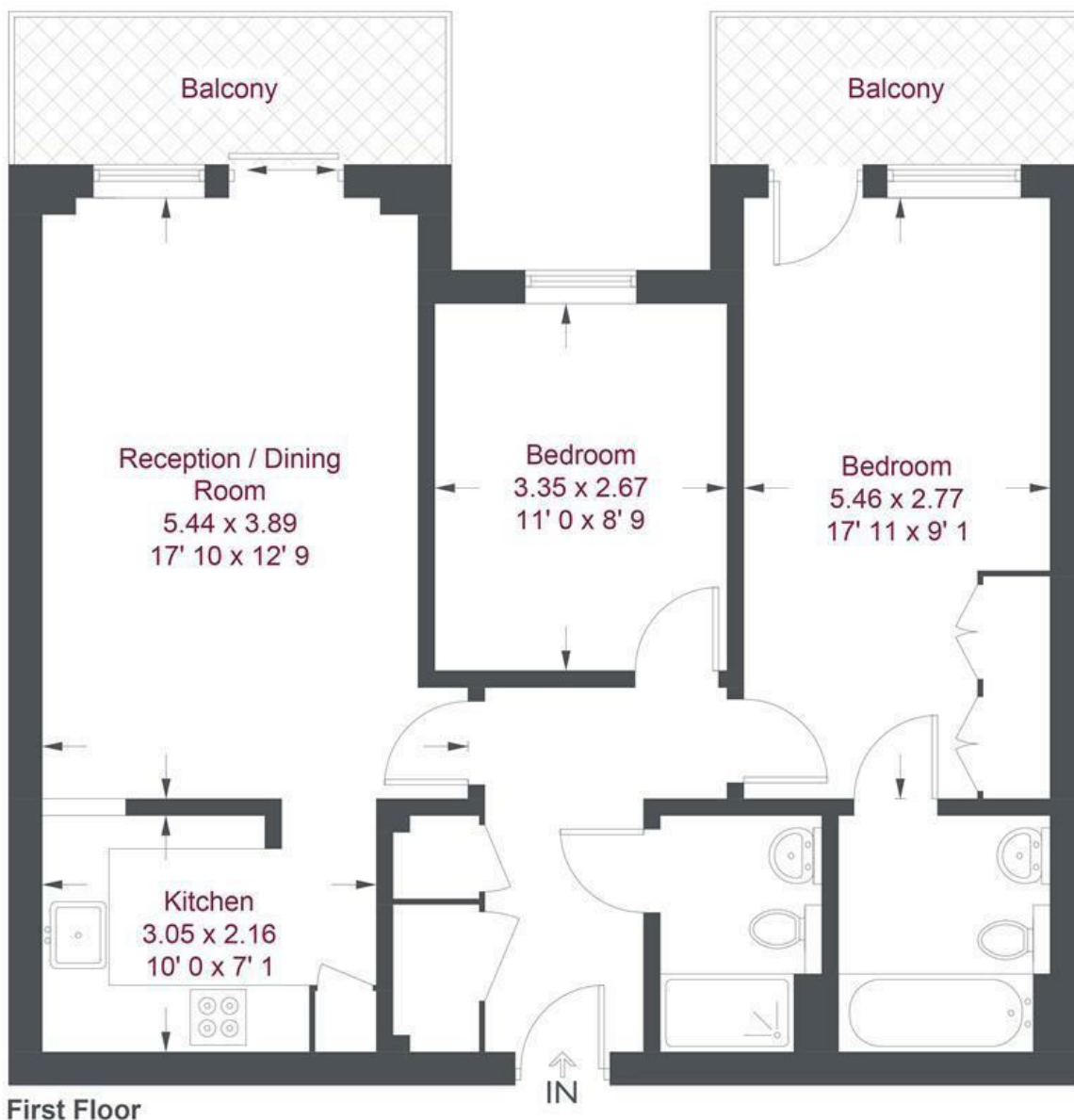


No Onward Chain



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

0208 785 4400



First Floor

Osiers Road

Approximate Gross Internal Area = 745 sq ft / 69.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

