

JAMES ANDERSON

33 Osiers Road
London SW18
Guide Price £470,000



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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.

Leasehold
150 Years Remaining
Service charges = £3868.92 p.a.
Ground rent = £350 p.a.




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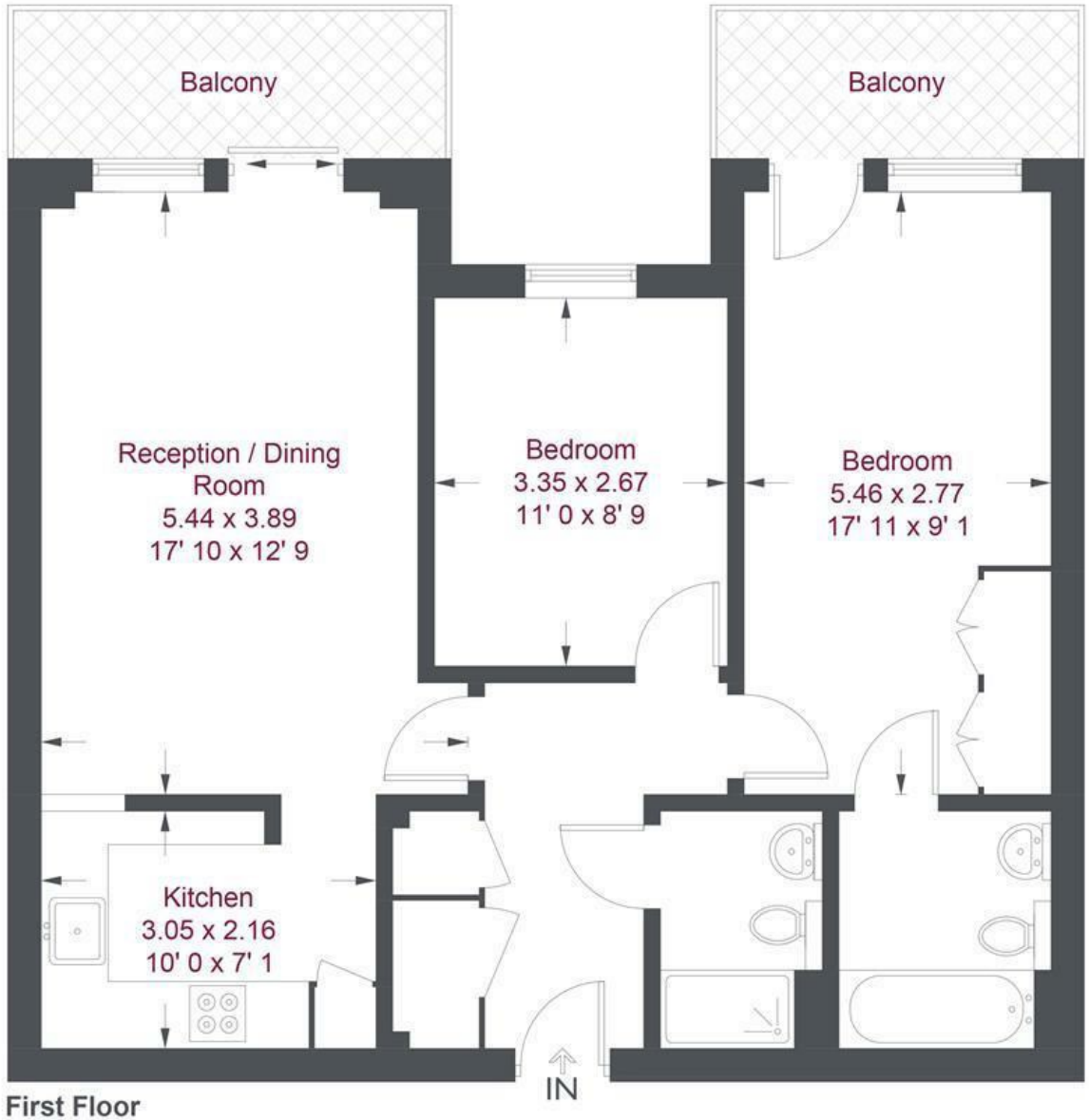



LISTERINE
STAY WHITE
Carex

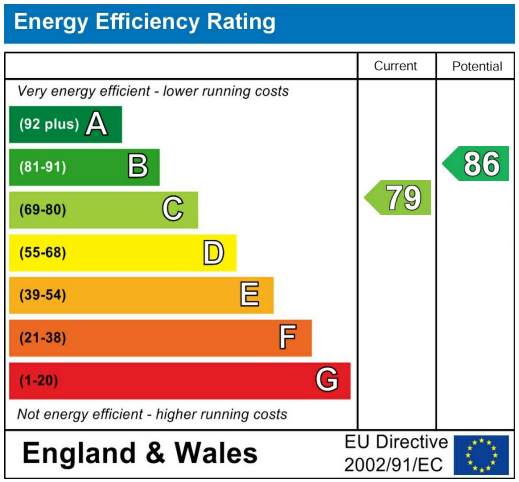





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First Floor



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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



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