JAMES ANDERSON











# FOR SALE

# £170,000

Osiers Road, London, SW18

25% Shared Ownership

Situated on Osiers Road in the heart of Wandsworth, this exceptional two-bedroom, two-bathroom apartment offers a fantastic opportunity to purchase a 25% share of a beautifully presented home in one of South West London's most desirable riverside locations.

The property benefits from being the largest two-bedroom layout within the development, providing generous living space throughout. The bright and spacious open-plan living and dining area opens onto a private south-facing balcony, creating the perfect space to relax, entertain, or enjoy sunshine throughout the day.

The contemporary kitchen is fitted with high-quality AEG appliances and is finished to an excellent specification, reflecting the premium standard of the development. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite bathroom, while a second modern bathroom serves guests and the second bedroom.

A particularly attractive feature is the apartment's location on the same floor as the beautifully maintained communal garden, offering easy access to outdoor space and a wonderful extension of the home's living environment.

The location is ideal for commuters and lifestyle buyers alike. Wandsworth Town Station is approximately 10 minutes away, while East Putney Underground Station can be reached in around 15 minutes, providing excellent transport links into Central London and beyond.

Residents can enjoy the vibrant and ever evolving local area, with the exciting New Acres development bringing an increasing selection of restaurants, cafés, shops, and amenities to the neighbourhood. Wandsworth Park is quite literally on the doorstep, while the nearby River Thames offers scenic walking and running routes, making it perfect for those who enjoy an active outdoor lifestyle.

Leasehold - 987 Years Remain
Service Charge - £210.84 a month
Shared Ownership Rent - £1,166.55
Ground Rent - £0
Council Tax - Band E
EPC Rating - B

# Second Floor Apartment

Approx. 76.8 sq. metres (827.1 sq. feet)
(excluding Balcony)




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