



Apt 13, 33 Osiers Road, London

£475,000 Leasehold

Chartwell Residential is pleased to present this modern two-bedroom, two-bathroom apartment located on the second floor of a well-regarded riverside development. The property features one double bedroom with an en-suite, a single bedroom, and the rare benefit of two private balconies.

Ideal for first-time buyers, buy-to-let investors, or those looking to take the next step on the property ladder, this apartment offers well-designed living space in a fantastic location.

The semi-open plan kitchen flows into a bright reception and dining area, which opens onto a spacious balcony—perfect for relaxing or entertaining. The entrance hallway includes two handy storage cupboards, and the property also comes with an allocated secure underground parking space.



Modern 2-bed, 2-bath apartment with double en-suite, single bedroom, and 2 private balconies in a riverside development. Great location near amenities and transport links, includes secure parking.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to Wandsworth Park
- Master with En-Suite
- Two Balconies
- Secure Allocated Underground Parking
- Great Transport Links
- Close to Restaurants, Cafes and Bars



Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



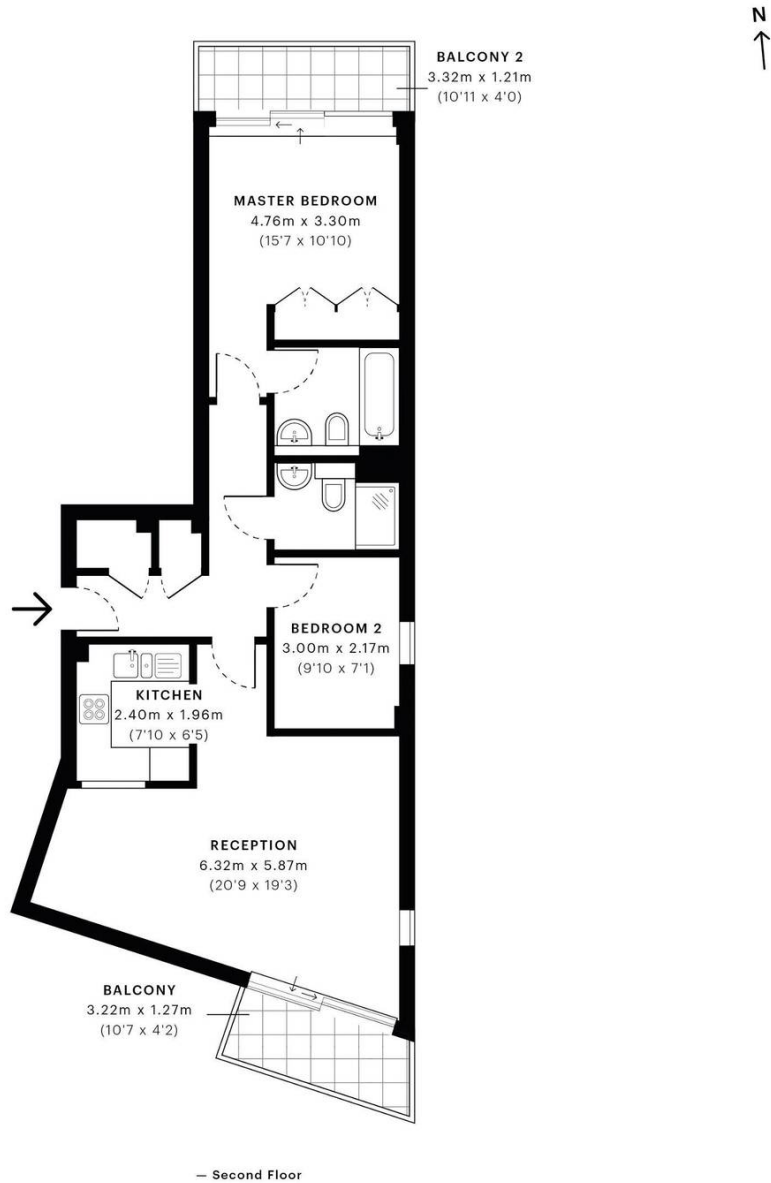
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to Wandsworth Park
- Master with En-Suite
- Two Balconies
- Secure Allocated Underground Parking
- Great Transport Links
- Close to Restaurants, Cafes and Bars



GROSS INTERNAL AREA (GIA)
The footprint of the property.
65.7 Sqm / 707.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
62.4 Sqm / 671.4 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.8 Sqm / 84.3 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
73.7 Sqm / 793.1 Sqft

IPMS 3C RESIDENTIAL
70.3 Sqm / 757.0 Sqft

SPEC ID
5e68ece8fa5ec60c84284cfe