



**PETRAS  
PROPERTY**



## **5, Flat 20 Osiers Road, London, SW18 1HE £525,000**

A well-proportioned, contemporary two bedroom sixth floor flat located in this stylish riverside development. The flat consists of two bedrooms, a bathroom and a large open plan kitchen/reception room with a fabulous wrap around balcony. The flat also comes with an allocated car parking space. Further benefits include a lift, communal gardens and entry phone system.

Osiers Road is ideally located to take advantage of the popular waterfront bars and restaurants on the Putney riverside, the green spaces of Wandsworth Park as well as the excellent shopping facilities of Putney High Street and Wandsworth Town's Southside shopping centre. Central London is easily accessible via Putney Bridge and East Putney underground (District line) with the mainline (Waterloo) up the road. The Thames River Bus also docks nearby at the Wandsworth Riverside Quarter Pier and provides access to Embankment and The City.

This flat is offered to the market with no onward chain.

Tenure: Leasehold

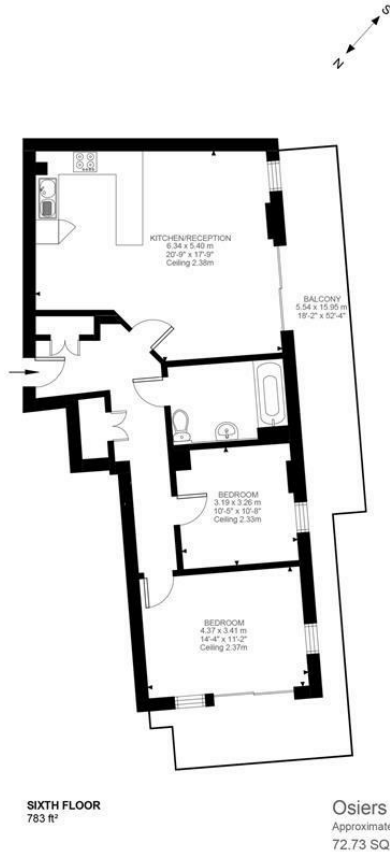


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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