



Flat, Osiers Road, Wandsworth  
**£1,600 pcm**

**Summary**

This stunning apartment is not going to be available for very long! Once you're in the property you will soon find out why this development is so popular. Living in this riverside apartment is you are spoilt for choice when it comes to Pubs, cafés, restaurants and shopping in Wandsworth.

149 Arthur Road, Wimbledon Park, SW19 8AB  
168 Putney High Street, Putney, SW15 1RS  
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718  
T: 020 8785 3652  
T: 020 8944 2918



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



The open-plan living room/ kitchen area is welcoming and very functional. You will easily be able to multi-task either, entertaining your guests whilst being master chef in the kitchen or being super mum while getting your children's meal ready. The two large bedrooms are filled with natural light and make for a peaceful nights' rest with the master room having access to a private balcony.

The balcony off the living room, makes for a great spot to enjoy a cup of tea or a cold drink in the summer evenings. Making life even easier, you have access to secure underground parking within the development.

You're in safe hands at Brinkley's, we are accredited by the Association of Residential Lettings Agent (ARLA) and The Property Ombudsman (TPO)



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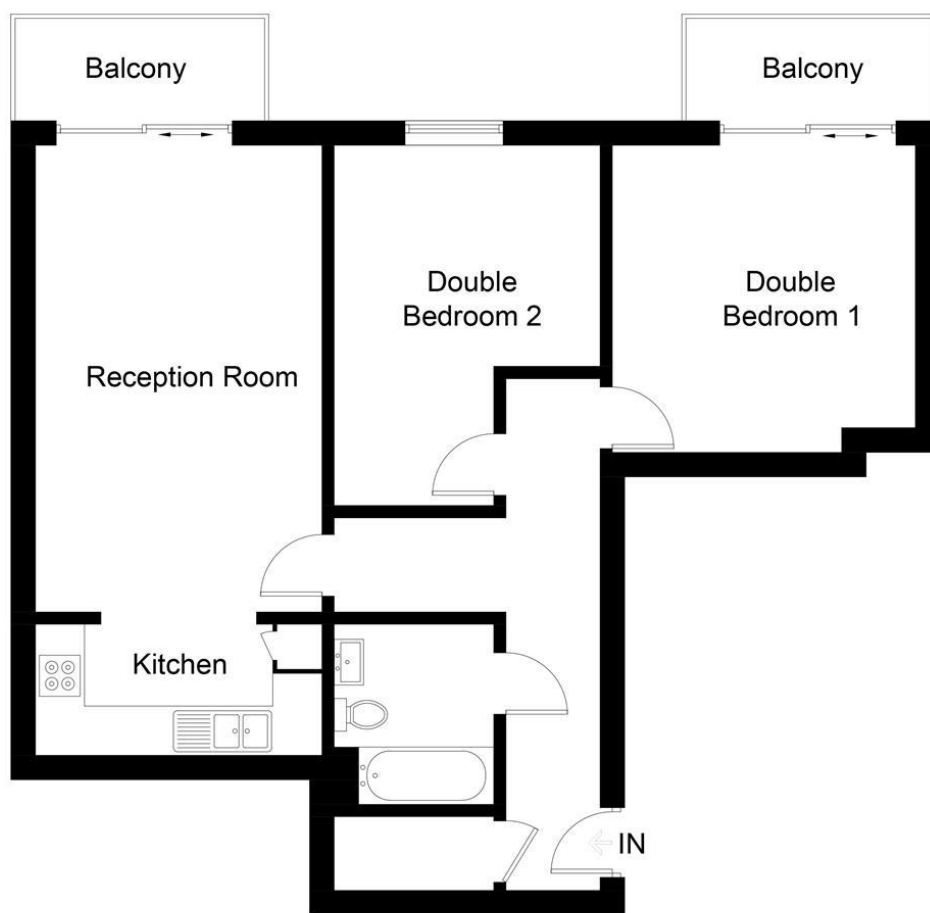
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**Osiers Road, SW18**

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID380616)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>73</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		
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