



## Two bedroom penthouse with unique sky garden

Osiers Road, SW18

Leasehold



Open plan kitchen/dining/reception room • Located a stones throw away from the River Thames • An abundance of natural light throughout • 2 double bedrooms • 2 bathrooms • 2 private balconies

#### Local information

Osiers Road is situated just moments from the River Thames, the property is ideally positioned to take advantage of the peaceful riverside walk/cycle routes, as well as the green open space of Wandsworth Park. There are a number of riverside restaurants and cafes nearby, but the property is also located for easy access to the amenities of Wandsworth Town and Putney High Street. East Putney underground station (District and Circle Lines) and Wandsworth Town overground station (services to Clapham Junction and Waterloo) are both 0.6 miles away. The Riverbus also services the nearby Riverside Quarter Pier, offering an alternative commute into the City by boat.

#### About this property

Savills Waterfront offer this unique two bedroom apartment located on the top floor of a modern apartment block with views of the river Thames. The penthouse offers bright and spacious living. You're welcomed into an entrance corridor which adjoins the two bedrooms and living space. Following the hall round to the front of the apartment is the open plan kitchen/dining area/reception room. The kitchen features an array of integrated appliances, the room is filled with an abundance of natural light due to the large floor to ceiling windows. You also have access to a long balcony stretching along the entire front face. Of the two bedrooms, the principal benefits from a dressing/shower

suite with further built in wardrobes. It's from the principle bedroom that the sky garden is accessed, with views stretching across the river to the Hurlingham club beyond. The current owner has enjoyed use of the sky garden which is the pinnacle for outside entertaining, al fresco dining and enjoyment throughout the year. The further second double bedroom next door is completed with a separate family bathroom, which features a bath with an overhead shower.

#### Tenure

Leasehold

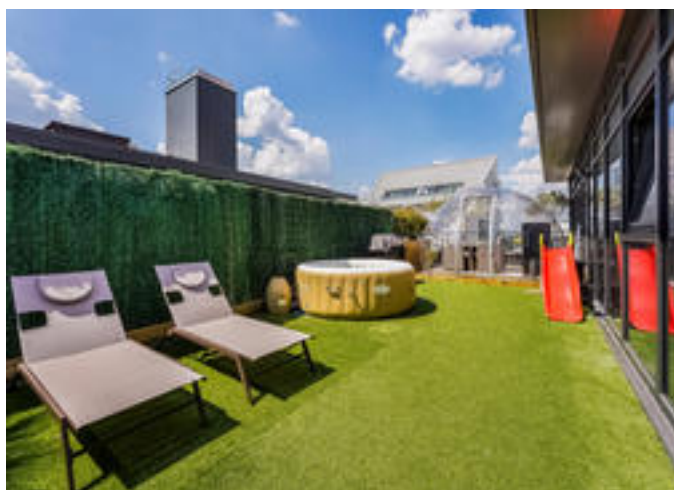
#### Local Authority

Wandsworth

EPC rating = B

#### Viewing

Strictly by appointment with Savills







Osiers Road, SW18  
Approximate Gross Internal Area  
87.81 sq m / 945 sq ft  
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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