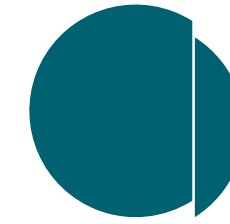


OSIERS PLACE

SW18



OSIERS PLACE
SW18

Introducing Osiers Place phase 2
an exciting new development of 19 one
and two bedroom apartments available
on a shared ownership basis close to
the River Thames in Wandsworth.



ONE OF THE VIBRANT PLACES IN SOUTH WEST LONDON.



Nestled beneath the south bank of the River Thames, the immediate vicinity boasts the green haven of Wandsworth Park and King George's Park, the waterside walk along the River Wandle, the pubs and restaurants of Old York Road and a lively local arts scene.



OSIERS PLACE IS SET IN A LIVELY REGENERATION AREA CLOSE TO THE RIVER THAMES.

Whether you like to run, jog, cycle, play tennis, kick a ball or just stroll along, the closeness of Wandsworth Park and King George's Park means you have every opportunity to keep fit and healthy. The local Virgin Active sports club, part of Southside shopping centre, is a boon for those who take their fitness seriously.





FROM PUBS, EATERIES AND INDEPENDENT RETAILERS, TO MUSEUMS AND THE THEATRE, YOU'RE SPOILT FOR CHOICE.



Wandsworth has a strong cultural backbone championed by local residents, including projects such as the renovation of the town library, the successful reopening of the Wandsworth Museum and the ongoing Wandsworth Arts Festival, which showcases creativity from across the borough.



As well as Southside shopping centre's major retail names such as Waitrose and Topshop, residents are spoilt for choice from the local independents in the Old York Road area – the destination street for characterful galleries, boutiques and delis.



SMART LIVING

Working in partnership with Wandsworth Council, PA Housing is pleased to introduce Osiers Place phase 2, a fabulous new development of 19 contemporary one and two bedroom apartments available for sale through shared ownership.

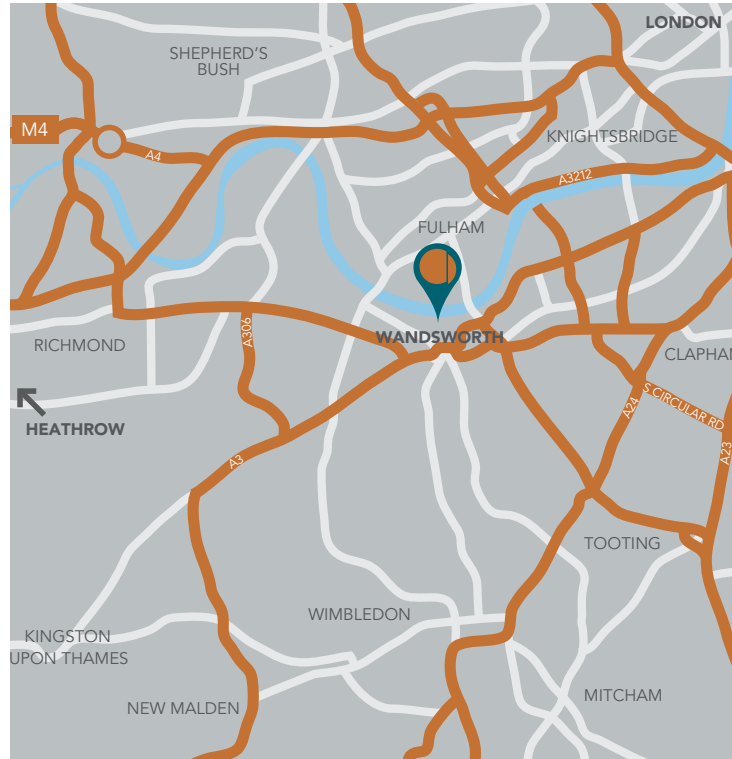
Set within a cutting edge mixed-use development, in an exciting regeneration area close to the River Thames in the heart of Wandsworth, Osiers Place is an attractive residential and commercial scheme employing modern construction methods and sustainable design practices to create exceptionally stylish and affordable homes.

Wandsworth is one of South West London's most vibrant areas and the development is situated in an extremely convenient location, making it ideal for commuting to the City or West End and for travel to all parts of the capital.

WANDSWORTH IS A VIBRANT PART OF THE CAPITAL OFFERING A GREAT QUALITY OF LIFE AND A QUICK COMMUTE.

SW18 has a lively social scene and boasts a wide range of exciting restaurants, award-winning pubs serving great food, clubs and live music venues. Southside Shopping Centre (in Wandsworth) is close by and Osiers Place also offers easy access to some of London's finest green open spaces. The development is a short walk from Wandsworth Park, with Battersea Park and numerous 'pocket parks' situated along the banks of the Thames.

A LOVELY LOCATION



The neighbouring area is steeped in history – the bishops of London resided at Fulham Palace, pictured below, from the eleventh century right up until the 1970s.



NESTLED ALONGSIDE NEIGHBOURS WITH FANTASTIC PEDIGREES

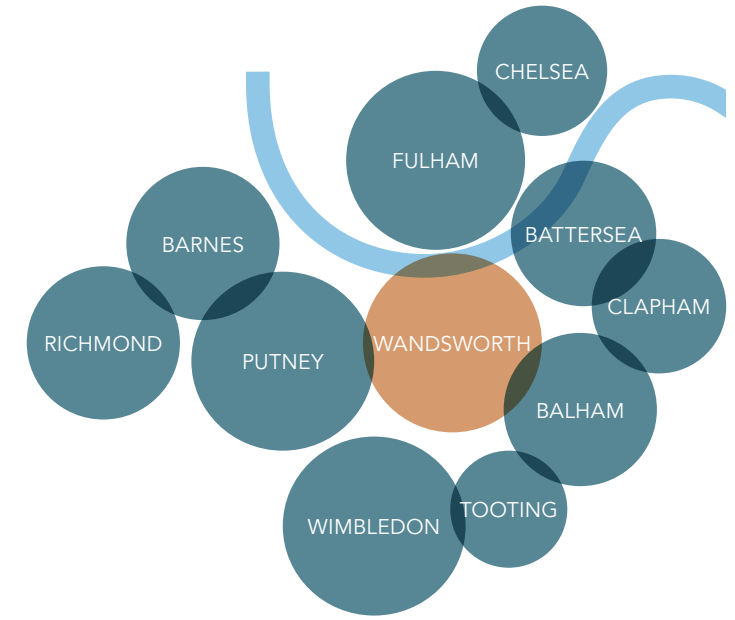


GREAT NEIGHBOURS

There's no need to venture far to enjoy life in one of the world's most exciting cities.

A quick hop across the river from Osiers Place takes you to the popular retail centres of Chelsea and Fulham, with the many attractions of Central London all minutes away by bike or public transport.

Go deer spotting in Richmond Park, enjoy the wide open space of Wimbledon Common, browse the independent shops of Putney and Barnes, or tap into the lively social scene in Clapham and Balham. It's all close by when you live at Osiers Place.



TRAVEL INFORMATION



OSIERS PLACE
OSIERS ROAD
WANDSWORTH
LONDON SW18

WELL CONNECTED

Wandsworth is in Zone 2 and offers good transport links to all parts of the capital and beyond.

By tube: East Putney Underground Station is 14 minutes' walk from Osiers Place, where District Line services operate to the West End and the City in around 15-20 minutes.

By rail: Wandsworth Town Station on South Western Railway's rail network is also only 14 minutes' walk, offering direct connections to Clapham Junction, Vauxhall and London Waterloo. From Clapham Junction, trains run frequently to Gatwick Airport in just 30 minutes.

By bus: the area is well served by bus and frequent services operate to a wide range of destinations including Putney, Barnes, Hammersmith and Richmond town centres, as well as to Battersea and Clapham Junction.

By road: the development is located close to the A205 South Circular which links directly to arterial roads throughout London, Croydon, Surrey and the South of England. From Osiers Place, key routes such as the M23 to Brighton, the M25 London orbital and the A3 are all easily accessible.

By bicycle: If you don't have your own bike, there is a Santander Cycle hire docking station virtually on your doorstep in Osiers Road and the nearby Wandsworth to Westminster cycle superhighway provides a safe, fast and direct route into the heart of London.

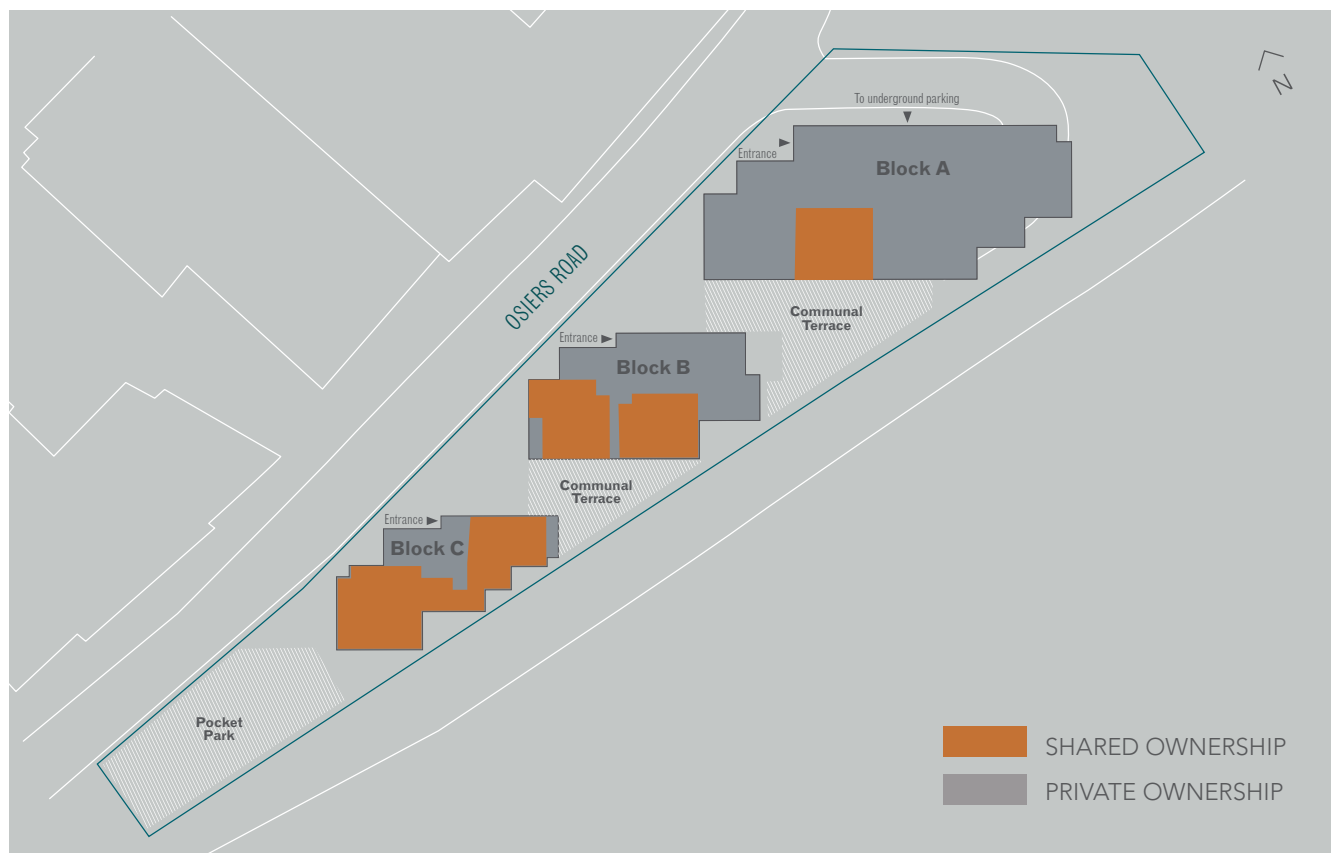
By river bus: from Wandsworth Riverside Quarter you can take river bus RB6 to Chelsea Harbour in 10 minutes or travel to Blackfriars in 42 minutes.

EAST PUTNEY (DISTRICT LINE)	South Kensington 14 mins	Victoria 18 mins	Waterloo 30 mins	Charing Cross 31 mins	Bank 36 mins	Liverpool St 41 mins
WANDSWORTH TOWN BR	Clapham Junction 3 mins	Vauxhall 9 mins	Waterloo 16 mins	Victoria 18 mins	Gatwick Airport 38 mins	
FROGMORE RD	Clapham Junction 23 mins	Putney 29 mins	Barnes 29 mins	Hammersmith 34 mins	Battersea 39 mins	Richmond 54 mins

TIMES OPPOSITE GIVEN BY TFL. FOR FURTHER DETAILS CONTACT TRANSPORT FOR LONDON AT WWW.TFL.GOV.UK OR THE TRAINLINE AT WWW.THETRAINLINE.COM

SITE MAP

OSIERS PLACE



The shared ownership units available at Osiers Place are depicted by the orange blocks in the site plan. All blocks are a mix of shared ownership and private apartments. There is a landscaped Pocket Park on the ground level, along with communal terraces and individual private balconies.

Block A:
Apartments 1–46
12 Osiers Road
London SW18 1UX

Block B:
Apartments 1–23
8 Osiers Road
London SW18 1UT

Block C:
Apartments 1–16
4 Osiers Road
London SW18 1US

APARTMENTS

5, 11, 17, 23, 29, 35, 41

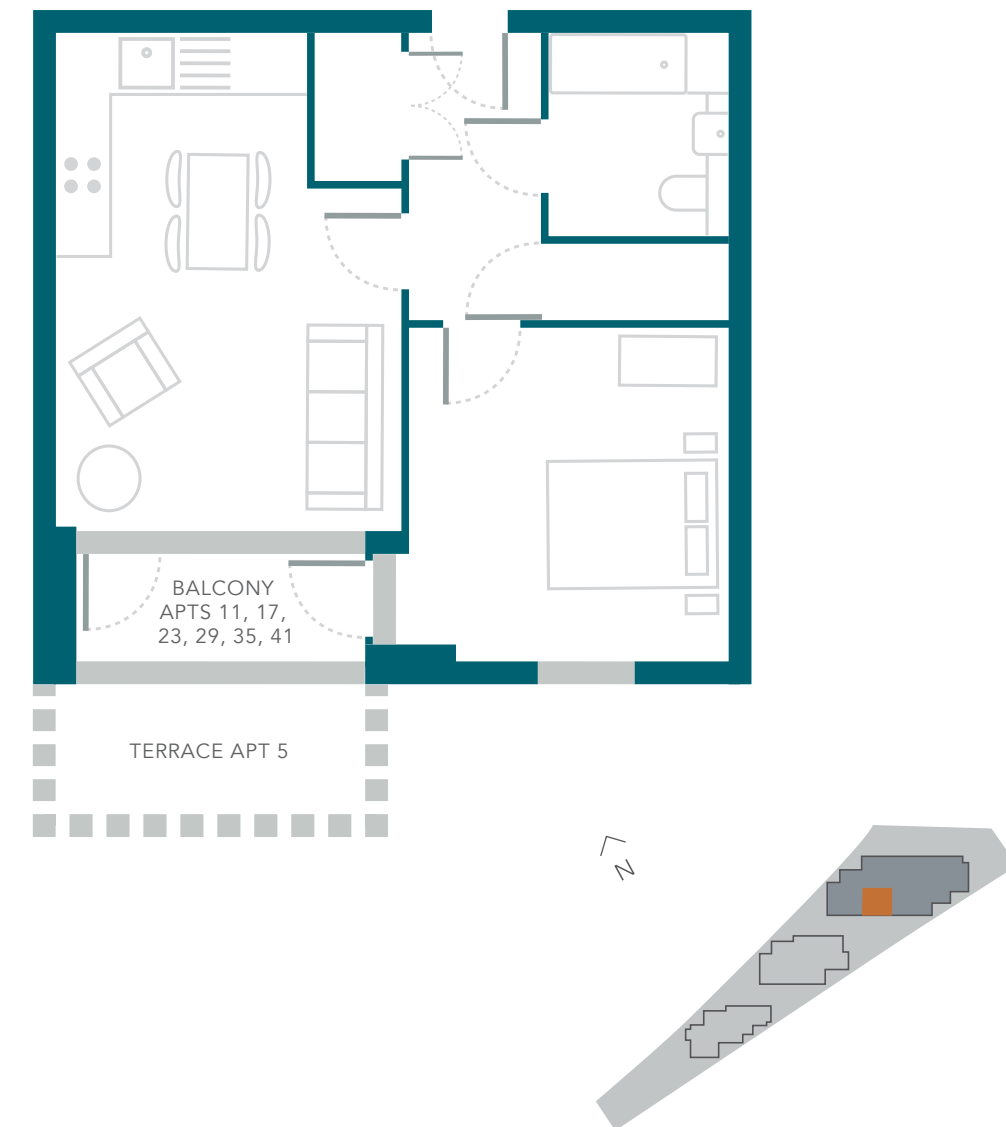
1 Bedroom
1 Bathroom

Total Area:
50.5 sqm (544 sqft)

Apt 41		Eighth
Apt 35		Seventh
Apt 29		Sixth
Apt 23		Fifth
Apt 17		Fourth
Apt 11		Third
Apt 5		Second
		First
		Ground
		Basement

EXTENDED TERRACE APARTMENT 5 ONLY
 BALCONY APARTMENTS 11, 17, 23, 29, 35 & 41





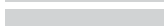
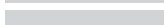
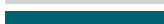



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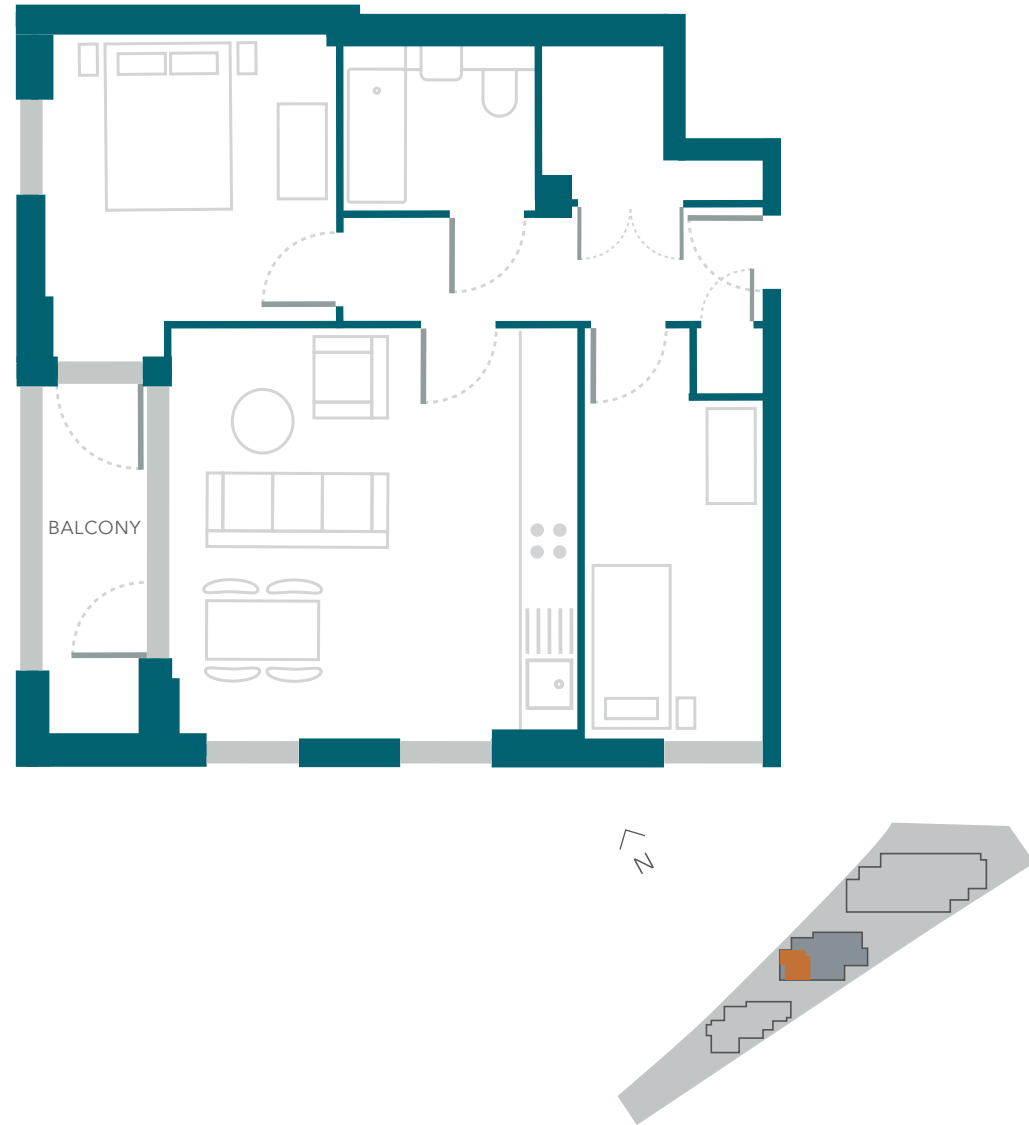


APARTMENT 49

2 Bedrooms
1 Bathroom

Total Area:
61.2 sqm (659 sqft)

-  Eighth
-  Seventh
-  Sixth
-  Fifth
-  Fourth
-  Third
-  Second
-  First
-  Ground
-  Basement





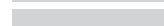
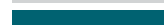






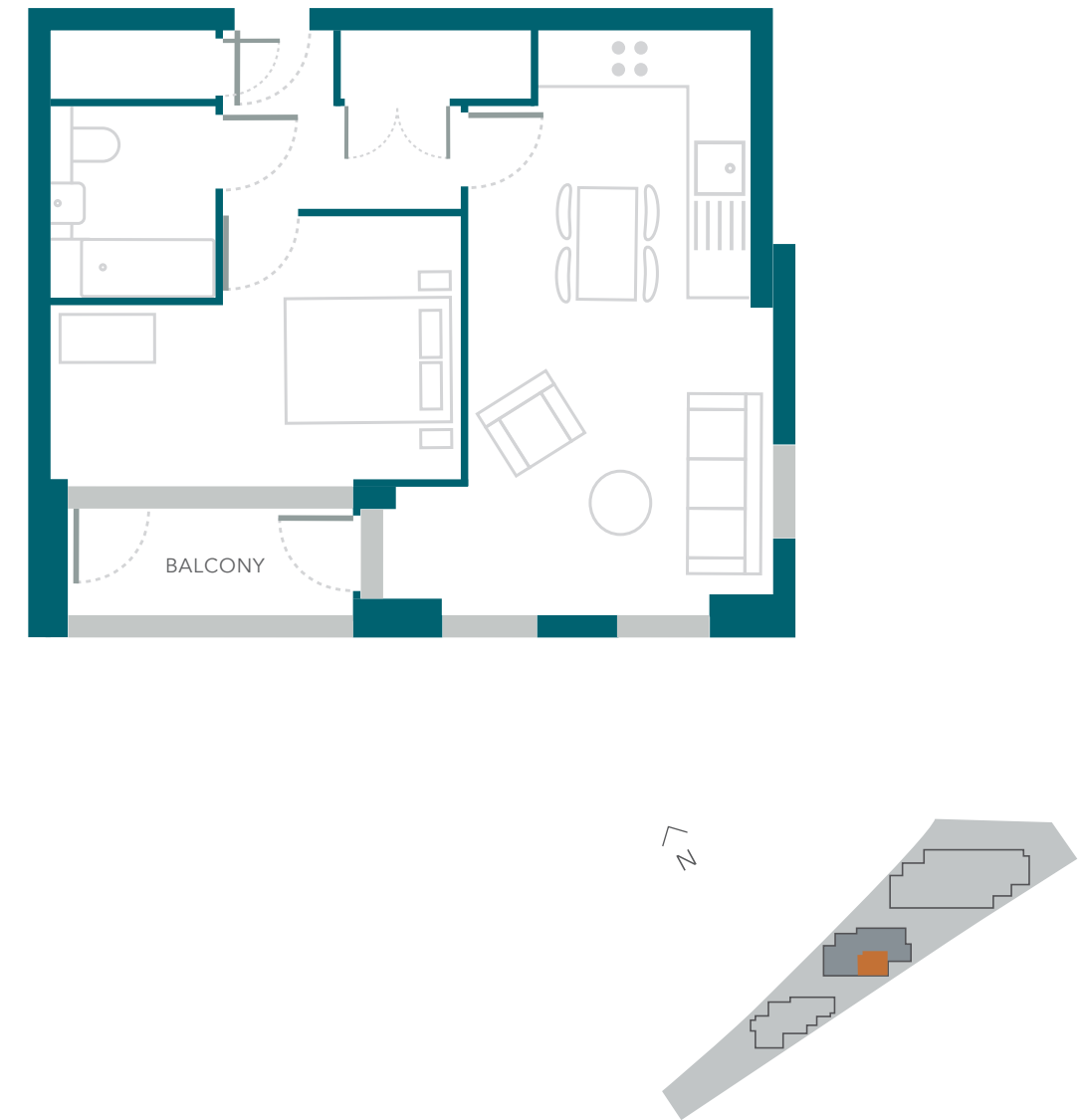
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APARTMENT 51

1 Bedroom
1 Bathroom

Total Area:
51.7 sqm (556 sqft)

-  Eighth
-  Seventh
-  Sixth
-  Fifth
-  Fourth
-  Third
-  Second
-  First
-  Ground
-  Basement












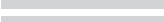
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APARTMENTS

70, 72, 74, 76, 78, 80, 82

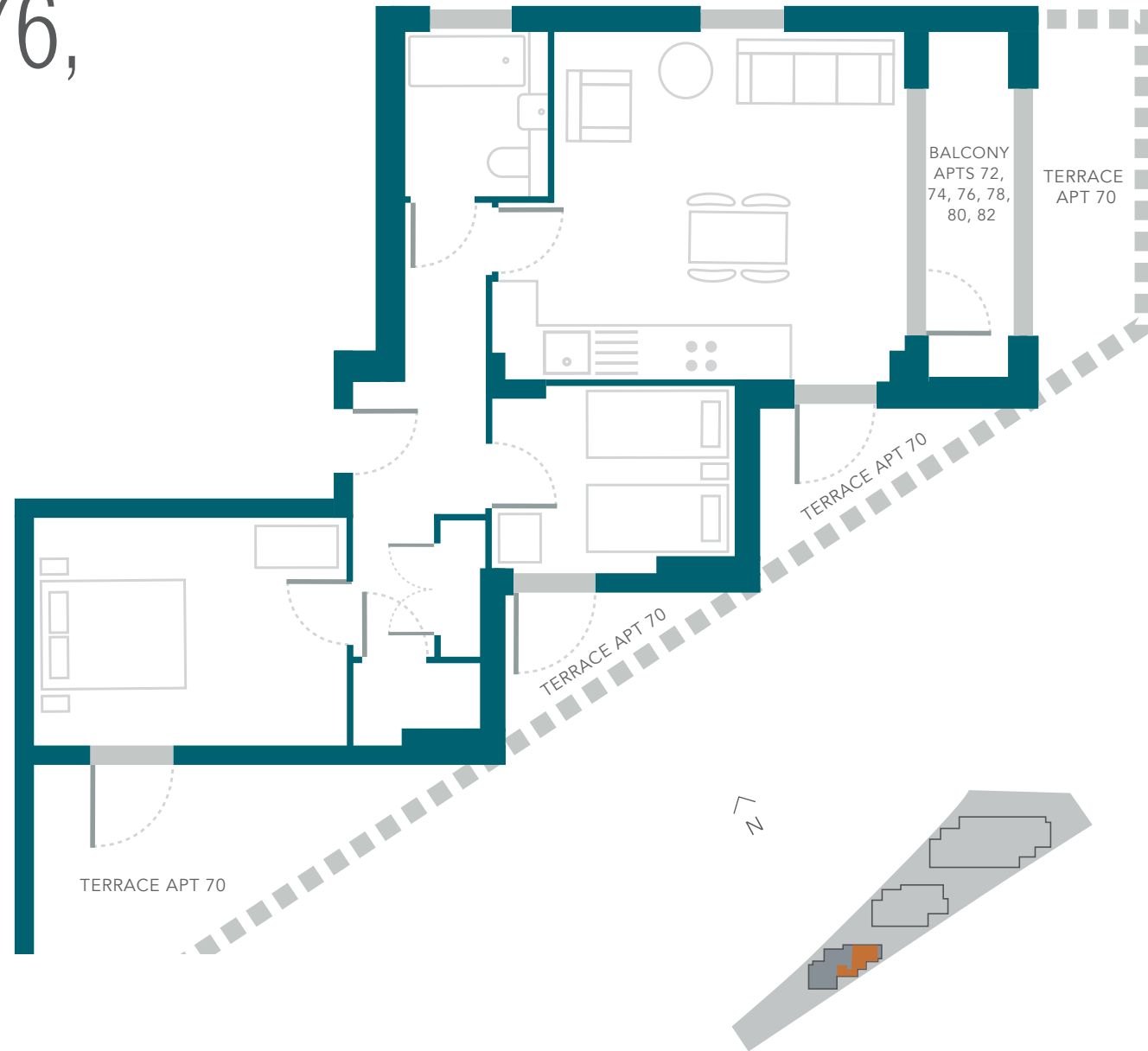
2 Bedrooms
1 Bathroom

Total Area:
63.3 sqm (681 sqft)

Apt 82		Eighth
Apt 80		Seventh
Apt 78		Sixth
Apt 76		Fifth
Apt 74		Fourth
Apt 72		Third
Apt 70		Second
		First
		Ground
		Basement

..... EXTENDED TERRACE APARTMENT 70 ONLY
 ——— BALCONY APARTMENTS 72, 74, 76, 78, 80 & 82

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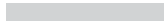
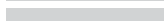






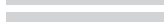
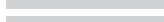


APARTMENTS

73, 75, 77

2 Bedrooms
1 Bathroom
1 Ensuite

Total Area:
70.1 sqm (755 sqft)

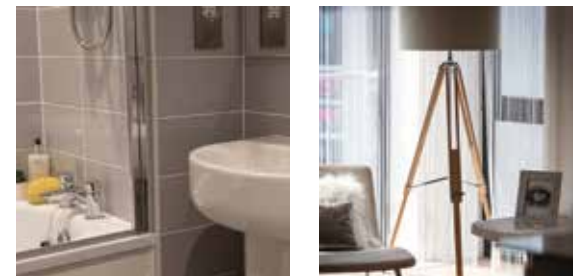
		Eighth
		Seventh
		Sixth
Apt 77		Fifth
Apt 75		Fourth
Apt 73		Third
		Second
		First
		Ground
		Basement

..... EXTENDED TERRACE APARTMENT 5 ONLY
 ——— BALCONY APARTMENTS 11, 17, 23, 29, 35 & 41

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QUALITY AND STYLE



Apartments at Osiers Place have been designed to complement today's modern lifestyle. Each apartment has been designed and carefully crafted to offer comfort and style in a luxurious environment. Open-plan living areas are ideal for entertaining, or as a private retreat from the city. Luxurious bathrooms and kitchens complete the sophisticated feel of the overall specification.

Those looking for a place to relax can either make use of their own private outside space, or choose to relax in the landscaped podium deck or in the pocket park on the ground level so you enjoy your very own outside space, and maximum light, fresh air and tranquility.

Many of our two bedroom apartments feature an en suite shower room, in addition to the sparkling main bathroom. Storage is also carefully planned with a hallway cupboard to all apartments. There are a limited number of

car parking spaces available. Access to safe and secure cycle storage is guaranteed, making Osiers Place even more sustainable and environmentally sound. All in all, an apartment here offers the best of London living.

Internally, the chic apartments are decorated in warm neutral tones to create relaxing and comfortable homes. The apartments' smart interiors include bright and airy living rooms, fully fitted kitchens with modern hob and oven, and quality fixtures and fittings throughout. All appliances are A-rated, taps are aerated and lighting is low energy for improved efficiency.

KITCHENS

Each apartment boasts a sleek Manhattan kitchen with soft-close doors and drawers, along with coordinating worktops, upstands and contrasting vinyl flooring to accentuate the clean

and fresh design. With hob and oven and low energy downlighters, the stylish contemporary kitchens are also extremely energy efficient.

BATHROOMS

Bathrooms at Osiers Place feature contemporary white sanitaryware with stylish wall tiles, a thermostatic shower with bath screen, downlighters and vinyl floor coverings. Some of our two bedroom apartments have en suite shower rooms.

SAFETY AND CONNECTIVITY

Each home at Osiers Place features a video entry system and is fully fitted with smoke and heat detectors for added peace of mind. Phone*, TV and satellite TV** connections are also available.

KITCHEN

- Fully fitted Manhattan kitchen in Gloss Cashmere with co-ordinating work top and up stand Natural Messina.
- Integrated Zanussi single electric oven and Zanussi ceramic hob with Electrolux cooker hood and stainless steel splashback.
- Integrated Zanussi Fridge Freezer
- Zanussi integrated dishwasher
- Downlighters

BATHROOM

- White Roca fitted bath, basin & WC
- Thermostatic shower over bath
- Shower screen
- Porcelanosa wall tiles in Shine Platino
- Heated chrome ladder towel rail

EN-SUITE SHOWER ROOM (to specific plots)

- White Roco sanitaryware shower unit, basin & WC
- Thermostatic shower over bath
- Porcelanosa wall tiles in Shine Platino
- Heated chrome ladder towel rail

INTERNALLY

- Vinyl flooring to kitchen area & bathroom
- Carpets in Apollo Plus Cinder grey
- Storage cupboard in hallway with Indesit washing machine
- Video entryphone system
- PVCu double-glazed windows throughout
- Smoke Detectors
- Ventilation system to the kitchen and bathroom
- Gas central heating – communal heating and hot water system (individually metered)
- TV point to living area and master bedroom
- Each unit is fitted with a sprinkler system

- BT points to the living room and master bedroom, independent contract required per unit
- Wiring for Sky Q, independent satellite contract required per unit
- Lift to all floors

EXTERNALLY

- Balcony or terrace to each plot
- Allocated car parking space to selected plots
- Secure bicycle store
- NHBC Warranty
- Landscaped gardens and communal podium terrace

ALL PHOTOGRAPHY IS INDICATIVE OF TYPICAL HOME STYLES ONLY. INTERNAL FINISHES AT OSIERS PLACE MAY DIFFER.

*PURCHASERS ARE RESPONSIBLE FOR CONNECTION AND SUBSCRIPTION. **PURCHASERS ARE RESPONSIBLE FOR OBTAINING DECODING EQUIPMENT AND SUBSCRIPTION.

CONTACT DETAILS

ELIGIBILITY

To be eligible to purchase a home at Osiers Place, you must live or work in the Borough of Wandsworth. You must also be registered with Wandsworth Council. For further information and an application form, please contact Wandsworth Council by email at housesales@wandsworth.gov.uk or telephone 020 8871 6016.

For further information about purchasing a home in Osiers Place, please contact the sales team:

E: sales@pahousing.co.uk

T: 0203 394 0078

W: sales.pahousing.co.uk

PA Housing

Third Floor, Pentagon House
52–54 Southwark Street
London, SE1 1UN

DISCLAIMER

All photography is indicative of typical home styles only. Internal finishes at Osiers Place may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.

**Working in partnership
with Wandsworth Council**



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OSIERS PLACE SW18

