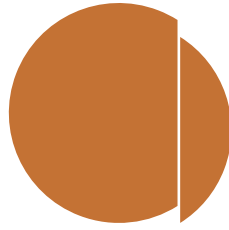


OSIERS PLACE

SW18



OSIERS PLACE

SW18



A stylish and contemporary collection of 19 one, two and three bedroom apartments available on a shared ownership basis close to the River Thames in Wandsworth

A VIBRANT LONDON VILLAGE



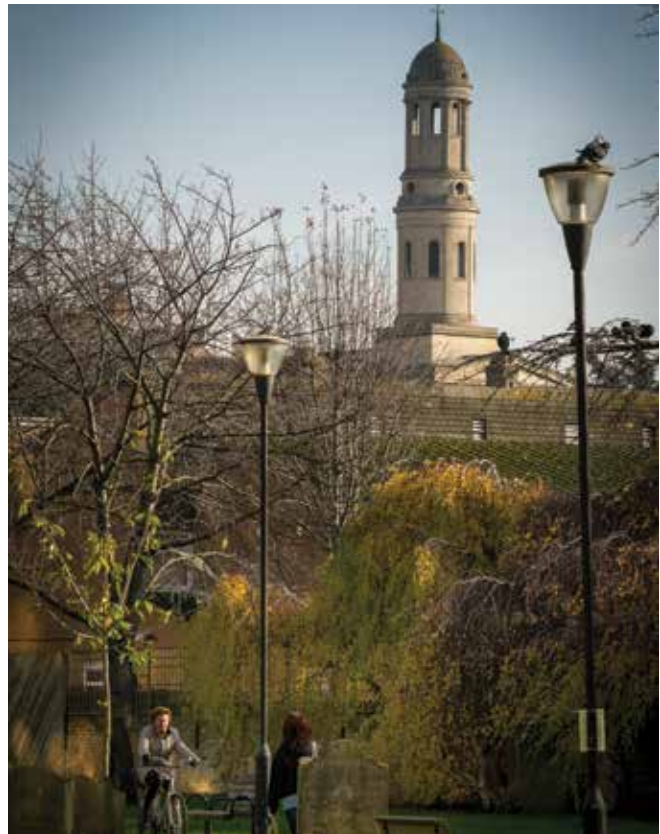
Nestled beneath the south bank of the River Thames, the immediate vicinity boasts the green haven of Wandsworth Park and King George's Park, the waterside walk along the River Wandle, the pubs and restaurants of Old York Road and a lively local arts scene.



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.

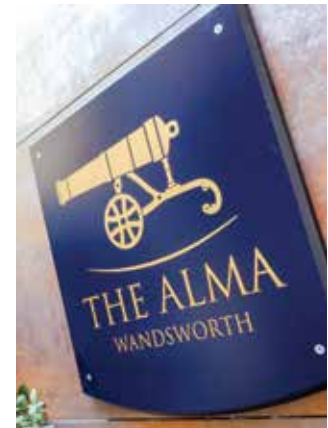




Wandsworth has a strong cultural backbone championed by local residents, including projects such as the renovation of the town library, the successful reopening of the Wandsworth Museum and the ongoing Wandsworth Arts Festival, which showcases creativity from across the borough.

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





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

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

Paragon, working in partnership with Wandsworth Council, is pleased to introduce Osiers Place, a fabulous new development of 19 contemporary one, two and three bedroom apartments available for sale on a shared ownership basis for people living or working in the borough.

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.

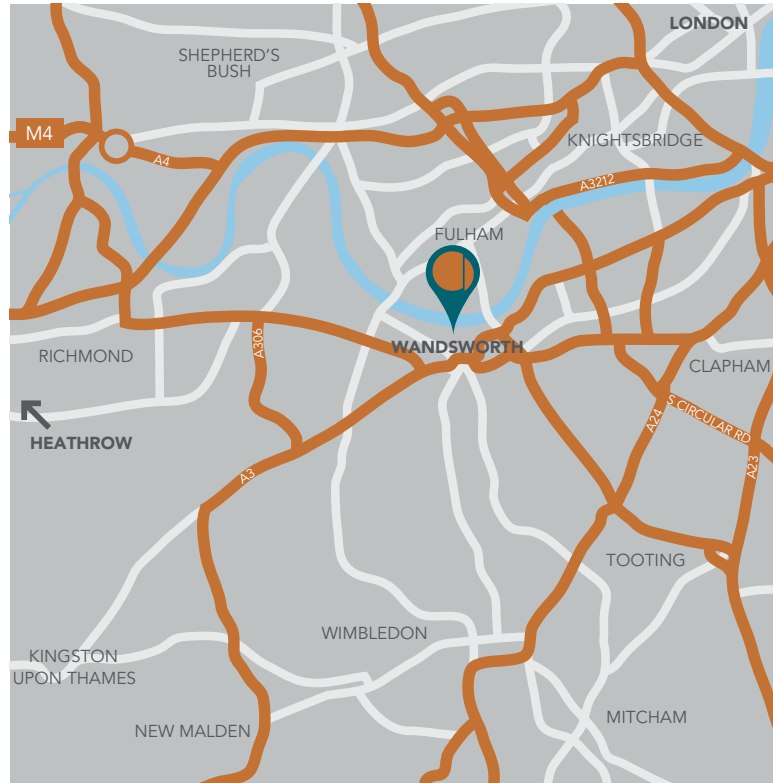
Wandsworth is one of South West London's most vibrant areas and the development is situated in an extremely convenient location, making it ideal for commuting to the City or West End and for travel to all parts of the capital.

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. The recently regenerated 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.

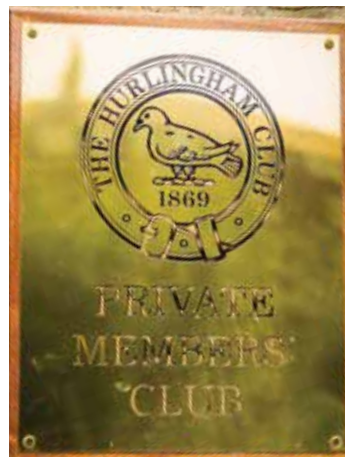
A LOVELY LOCATION



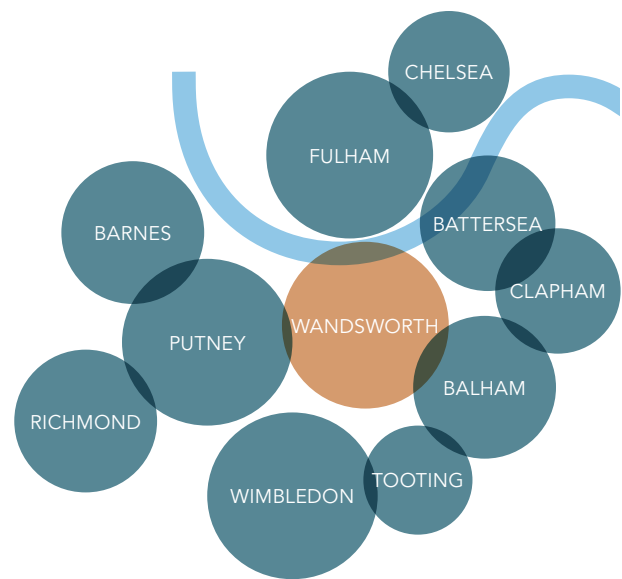
The neighbouring area is steeped in history – the bishops of London resided at Fulham Palace, pictured below, from the eleventh century right up until the 1970s.



A VIBRANT VILLAGE, 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.

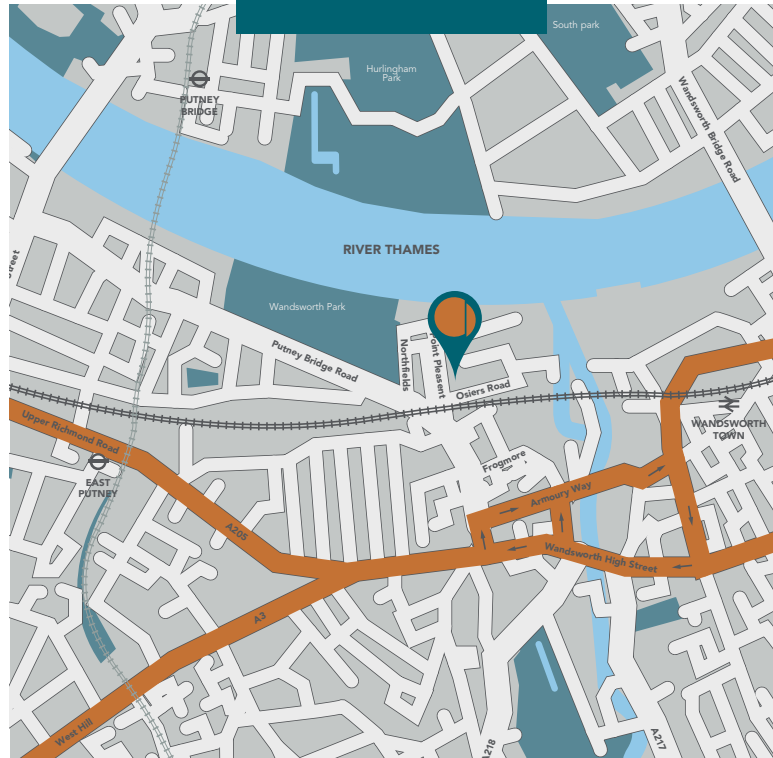
A quick hop across the river from Osiers Place takes you to the popular retail centres of Chelsea and Fulham, with the many attractions of Central London all minutes away by bike or public transport.

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 1HE



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
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WANDSWORTH
TOWN BR

Clapham Junction 3 mins	Vauxhall 9 mins	Waterloo 16 mins	Victoria 18 mins	Gatwick Airport 38 mins
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FROGMORE RD

Clapham Junction 23 mins	Putney 29 mins	Barnes 29 mins	Hammersmith 34 mins	Battersea 39 mins	Richmond 54 mins
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TIMES ABOVE GIVEN BY TFL. FOR FURTHER DETAILS CONTACT TRANSPORT FOR LONDON
AT WWW.TFL.GOV.UK OR THE TRAINLINE AT WWW.THETRAINLINE.COM

WELL CONNECTED

IT MAY NOT BE POSSIBLE
TO AVOID THE DAILY
COMMUTE, BUT NEARBY
STATIONS MAKES IT
ALTOGETHER MORE
PALATABLE.

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 West Trains' 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.

SITE MAP OSIERS PLACE

The shared ownership units available at Osiers Place are depicted by the orange block in the site plan below. This block is a mix of Shared Ownership, Private and Affordable Rent units. The Shared Ownership and Private units have their own separate entrance, lift and staircase off Osiers Road. The block shown in grey is all for private sale and are being marketed separately by Taylor Wimpey. There are landscaped gardens on the ground floor with a communal terrace garden on the 5th floor which is open to residents from the Private and Shared Ownership units.



APARTMENTS

1, 3, 5, 8

2 Bedrooms
1 Bathroom

Total Area:

70.5 sqm (758.8 sqft)

Apartment 8
Apartment 5
Apartment 3
Apartment 1

	Sixth
	Fifth
	Fourth
	Third
	Second
	First
	Ground
	Basement



..... EXTENDED TERRACE APARTMENT 1 ONLY
—— BALCONY APARTMENTS 3, 5 & 8

ALL FLOOR LAYOUTS MAY BE SUBJECT TO CHANGE. ANY DIMENSIONS PROVIDED ARE SUBJECT TO MINOR VARIATION AND ARE INTENDED FOR GUIDANCE ONLY. PLEASE CONTACT YOUR SALES ADVISOR IF YOU REQUIRE FURTHER DETAILS.

APARTMENTS

2, 4, 6, 9

2 Bedrooms
1 Bathroom

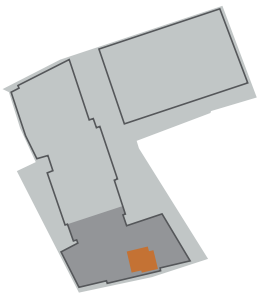
Total Area:

70.5 sqm (758.8 sqft)

Apartment 9
Apartment 6
Apartment 4
Apartment 2



Sixth
Fifth
Fourth
Third
Second
First
Ground
Basement



..... EXTENDED TERRACE APARTMENT 2 ONLY
—— BALCONY APARTMENTS 4, 6 & 9

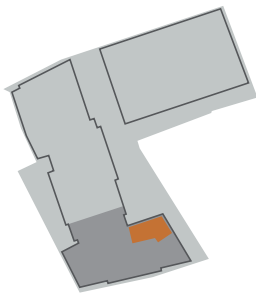
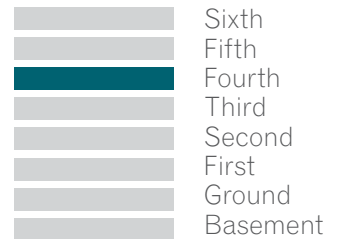
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APARTMENT 7

3 Bedrooms
1 Bathroom
1 Cloakroom

Total Area:

88.3 sqm (950.4 sqft)



N



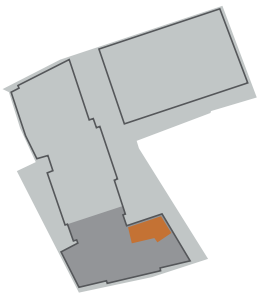
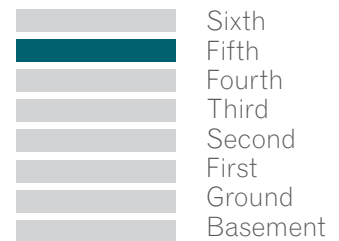
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APARTMENT 10

1 Bedroom
1 Bathroom

Total Area:

58.6 sqm (630.7 sqft)



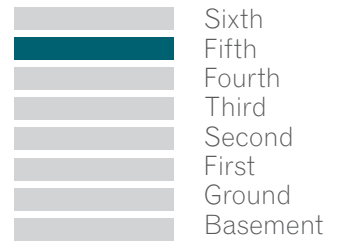
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APARTMENT 11

1 Bedroom
1 Bathroom

Total Area:

51.4 sqm (553.2 sqft)



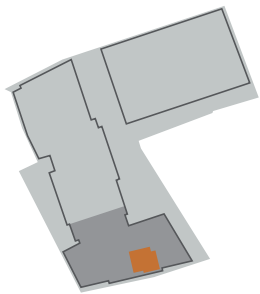
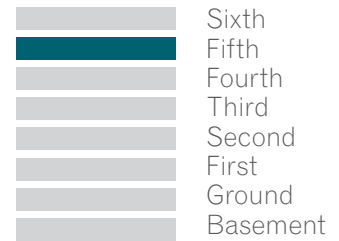
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APARTMENT 12

2 Bedrooms
1 Bathroom

Total Area:

63.2 sqm (680.2 sqft)



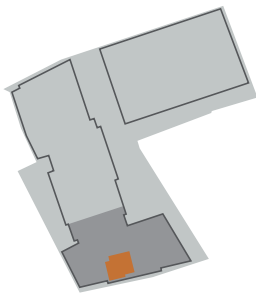
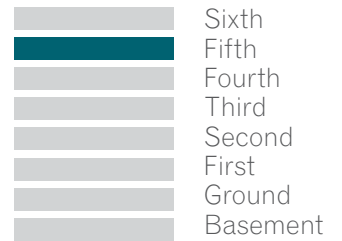
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APARTMENT 13

2 Bedrooms
1 Bathroom

Total Area:

63.2 sqm (680.2 sqft)



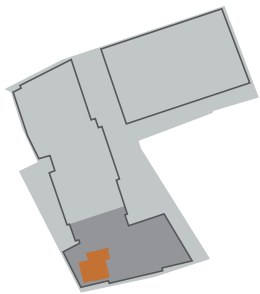
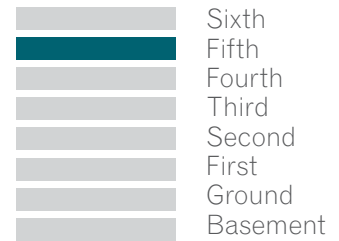
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APARTMENT 14

1 Bedrooms
1 Bathroom

Total Area:

57.5 sqm (618.9 sqft)



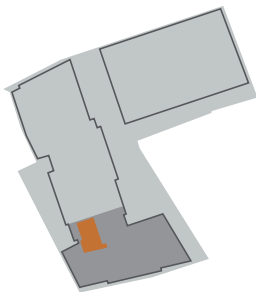
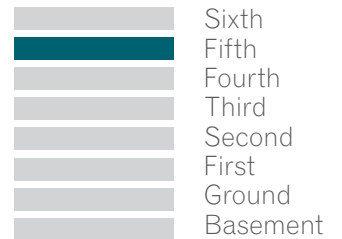
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APARTMENT 15

2 Bedrooms
1 Bathroom

Total Area:

81.4 sqm (876.1 sqft)



N



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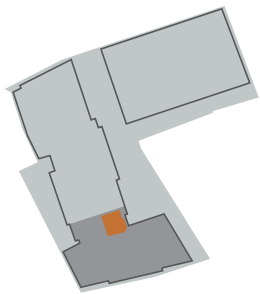
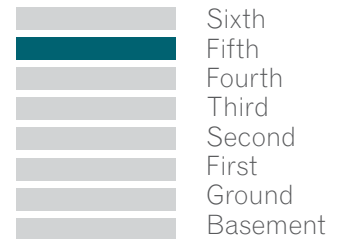
OSIERS PLACE SW18

APARTMENT 16

1 Bedroom
1 Bathroom

Total Area:

50.4 sqm (542.5 sqft)



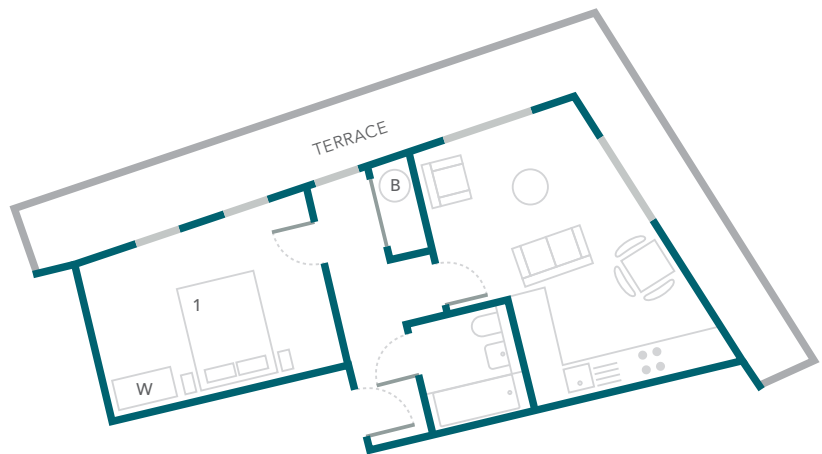
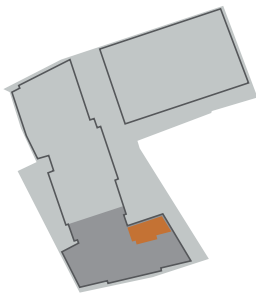
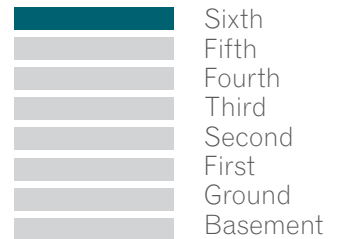
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APARTMENT 17

1 Bedroom
1 Bathroom

Total Area:

50.4 sqm (542.5 sqft)



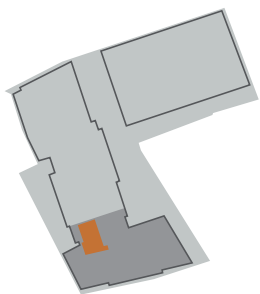
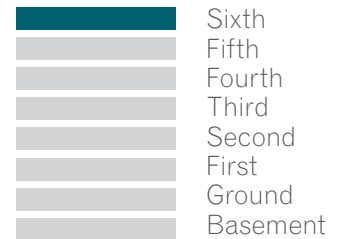
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APARTMENT 20

2 Bedrooms
1 Bathroom

Total Area:

70.2 sqm (755.6 sqft)



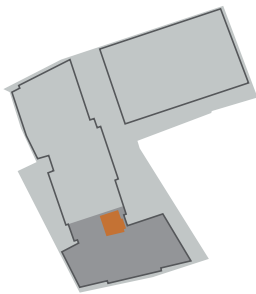
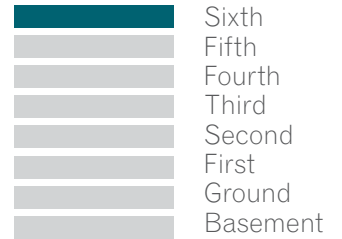
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APARTMENT 21

1 Bedroom
1 Bathroom

Total Area:

50.2 sqm (540.3 sqft)



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OSIERS PLACE SW18

QUALITY AND STYLE

Osiers Place is a contemporary brick-built development with a sleek rendered finish, set within attractive landscaped communal gardens. There is a secure communal cycle store for residents' use and many homes come with the added benefit of a private terrace or balcony, with all apartments benefiting from an allocated parking space.

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. Two and three bedroom apartments in the development also feature 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.

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.

KITCHEN

- Fully fitted Paula Rosa Manhattan kitchen in Stone Grey with Clay Sangha worktop and upstand
- Integrated electric oven, ceramic hob and cooker hood

BATHROOM

- White fitted Roca bath, basin & WC
- Thermostatic shower over bath
- Shower screen

EXTERNALLY

- Balcony or terrace to all plots
- Allocated car parking space
- Secure bicycle store
- NHBC warranty

INTERNALLY

- Vinyl flooring in kitchen & bathroom
- Carpets in neutral colour in hall, living area & bedrooms
- Storage cupboard in hallway with washing machine connections
- Video entryphone system
- PVCu double glazed windows throughout
- Smoke detectors
- Ventilation system to the kitchen and bathroom
- TV point in living area only
- BT points to the living room, independent contract required per unit
- Wiring for Sky+, independent satellite contract required per unit
- Gas central heating. Communal heating system (individually metered)



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:



sales@paragonchg.co.uk
01932 235 801

REGISTERED OFFICE:
85–89 High Street
Walton on Thames
Surrey KT12 1DZ

www.paragonchg.co.uk/sales



WORKING IN PARTNERSHIP WITH
WANDSWORTH COUNCIL



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