

155 Wandsworth Road, London
SW8

GARTON JONES.COM



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, SW8

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£499,999 Leasehold

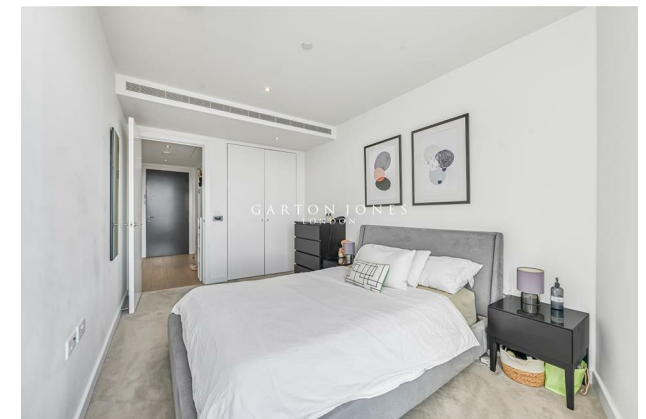
A stunning 1-bedroom apartment of 495sq.ft (46sq.m) available for sale in Sky Gardens in Vauxhall, a luxury residential development completed in 2017. This property has floor to ceiling windows throughout the apartment and offers spectacular views across London as well as benefitting from plenty of natural light. Further benefits include an open plan reception room with a modern, integrated kitchen, a Winter Garden balcony, a luxury bathroom suite with marble tile finishes, comfort cooling to the reception and bedroom, underfloor heating and generous built in storage.

Residents of Sky Gardens also have access to a spacious gymnasium located on the mezzanine level of the 8th floor gardens, a 24-hour concierge service, bicycle storage and a 35th floor communal roof terrace offering breath-taking, panoramic views of London. Nine Elms Tube Station is on your doorstep and Vauxhall Station is a short walk away, with access to the Nine Elms & Battersea Power Station regeneration all within easy reach providing fantastic shopping facilities, restaurants, cafes, and bars.

Please note photos are of a similar property and just to provide an example.

- Leasehold: 991 Years Remaining (999 Years from 1 January 2017)
- Service Charges: £4,000 per annum (payable half-annually)
- Ground Rent: £473.52 per annum (payable annually)

- 1 Bedroom
- 495sq.ft (46sq.m)
- Bathroom
- Open Plan Reception
- Winter Garden
- Stunning Views
- 24 Hour Concierge
- Residents Gym
- 35th Floor Roof Terrace
- 0.1 Miles from Nine Elms Tube Station

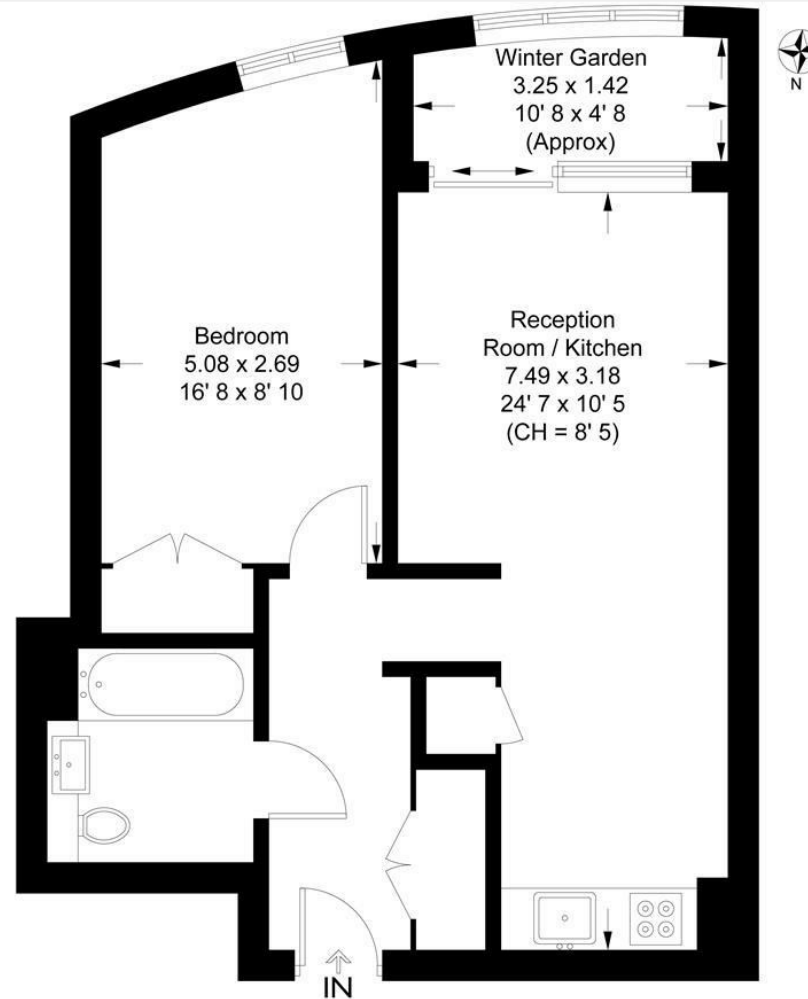


EPC certificate available on request.

Sky Gardens

Approximate Gross Internal Area = 495 sq ft / 46 sq m
 Winter Garden = 51 sq ft / 4.7 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



