



155 Wandsworth Road, Nine Elms
London SW8

GARTON JONES.COM



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9 Albert
Embankment
London
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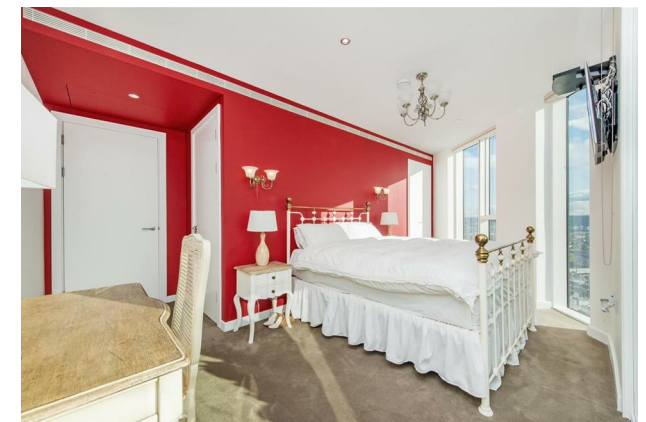
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£900,000 Leasehold

A 2 double bedroom apartment (32nd floor with lift) of approx. 731sq.ft (67.9sq.m). This property benefits from floor to ceiling windows and the most spectacular views across London. Comprising an open plan reception room, integrated kitchen (Smeg appliances), Winter garden, 2 luxury bathrooms (1 en-suite), comfort cooling and under floor heating. Residents will also have access to a state of the art gymnasium located in the 8th floor, a 24 hour concierge and residents roof top garden (35th floor) offering panoramic views. Sky Gardens is well located for access to the transport links of Vauxhall, including rail, tube, bus and a river taxi services. The local amenities include Waitrose, Sainsbury's, Argos, Starbucks and the various restaurants at St George Wharf. Offered Furnished and Available 1st December 2018. Photos are of a similar apartment in the development.

Lease : 999 Years
Service Charge: Approx. £6,000 TBC
Ground Rent: Approx. £900

- 731sq.ft (67.9sq.m)
- Two Double Bedrooms
- Two Bathrooms (1 En-Suite)
- Open Plan Reception
- 32nd Floor
- On-Site Sainsbury Superstore
- 24 Hour Concierge
- Spectacular Views Across London
- Roof Top Garden (35th floor)
- Gymnasium



EPC certificate available on request.

Living / Kitchen	6.5m x 3.4m	21'3"ft x 11'2"ft
Master Bedroom	5.1m x 4.2m	16'8"ft x 13'9"ft
Bedroom Two	4m x 2.4m	13'1"ft x 7'10"ft
Ensuite	2.4m x 1.4m	7'10"ft x 4'7"ft
Bathroom	2m x 2.1m	6'6"ft x 6'10"ft
NET SALEABLE AREA	67.9 SQ M	731 SQ FT
Winter Garden	4.2 SQ M	45 SQ FT

