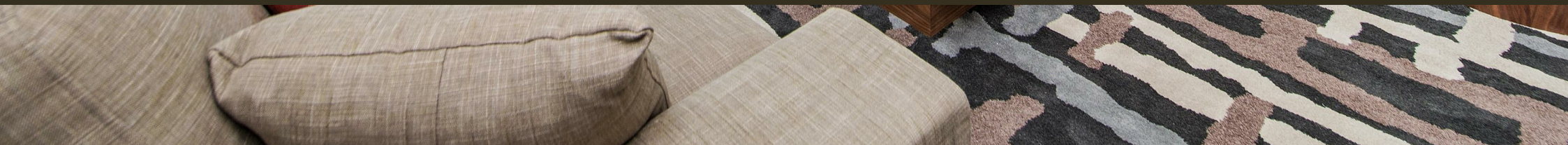




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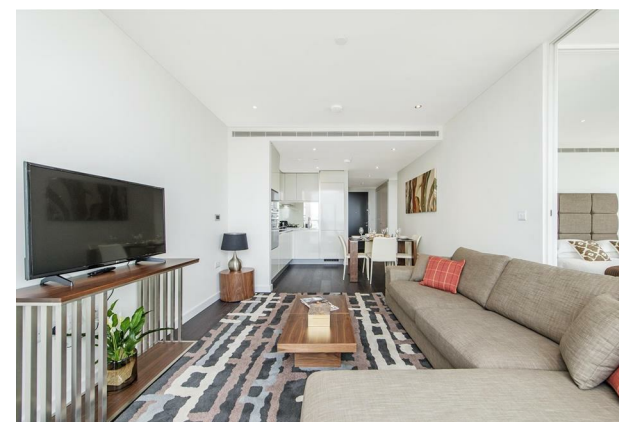
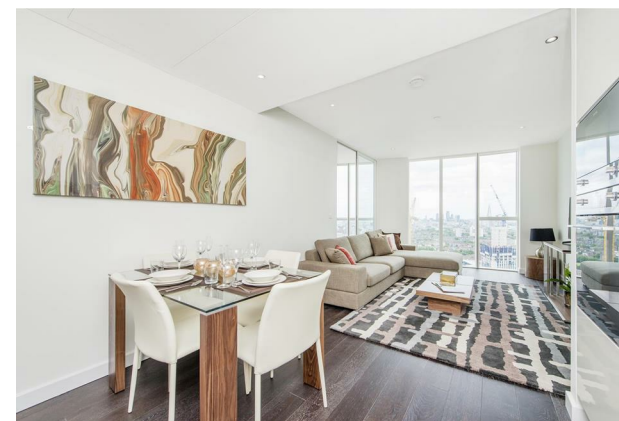
A 2-bedroom apartment of approx. 731sq.ft (67.9sq.m) available to rent in Sky Gardens, a popular residential development close to fantastic transport links. This 2-bed apartment is located on the 32nd floor and benefits from floor-to-ceiling windows throughout the apartment, providing great views of the London Skyline and generous natural light. Comprising an open plan reception room, a modern integrated kitchen, a Winter Garden from the reception & main bedroom, 2 luxury bathrooms (1 en-suite), and benefits from comfort cooling and under floor heating.

Residents of Sky Gardens have access to a state-of-the-art gymnasium located on the 8th floor, a 24-hour concierge and residents roof top garden offering spectacular panoramic views of London. Sky Gardens is well located for access to the transport links of Vauxhall, including rail, tube, bus, and a river taxi services, and Nine Elms Tube Station is moments away offering access to the Northern Line. The local amenities include Sainsbury's, Argos, Starbucks, and the various restaurants at St George Wharf.

Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal : Check Coverage via Ofcom
- Parking: No Parking
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F (London Borough of Lambeth)
- 5 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance
- EPC Rating B (84)

- 2 Bedroom
- 731sq.ft (67.9sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- Modern Integrated Kitchen
- Comfort Cooling
- Winter Garden
- Residents Gym
- 35th Floor Roof Terrace
- 0.1 Miles to Nine Elms Tube Station



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

