

A low-angle, upward-looking photograph of several modern skyscrapers in London. The central focus is a tall, cylindrical building with a glass and metal facade, reflecting the sky. To its right is a shorter, curved building with a similar glass and metal exterior. To the left, another tall building with a grid-like facade is visible. The sky is a clear, bright blue with a few wispy clouds. The text 'GARTON JONES' is overlaid in a large, white, serif font across the middle of the image.

GARTON JONES

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£525,000 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.

Living / Kitchen	7.5m x 3.2m	24'7"ft x 10'5"ft
Bedroom One	5.1m x 2.7m	16'8"ft x 8'10"ft
Bathroom	1.4m x 3.2m	4'7"ft x 10'5"ft
NET SALEABLE AREA	46 SQ M	495 SQ FT
Winter Garden	4.7 SQ M	51 SQ FT



