



155 Wandsworth Road, London
SW8

GARTON JONES.COM



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, SW8

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£595,000 Leasehold

EWS1 FORM IS AVAILABLE. A stunning 1 double bedroom apartment of 495sq.ft (46sq.m) for sale in one of Vauxhall & Nine Elms most popular developments, Sky Gardens. This contemporary apartment has been thoughtfully designed and benefits from an open plan reception with smart integrated kitchen, spacious bedroom with built in wardrobes and a luxury bathroom suite. With floor to ceiling windows and a desirable Western aspect, the property is flooded with natural light in all rooms and has a private winter garden offering far-reaching views.

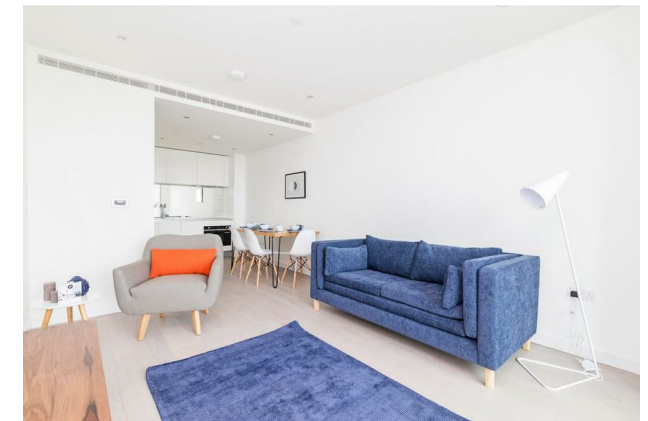
Residents of Sky Gardens have fantastic on-site facilities including a 24 hour concierge service, private residents gym, an 8th floor internal garden and access to a breath-taking 35th floor communal residents garden offering unrivalled panoramic views across the London city skyline. Sky Gardens is very conveniently located a 5 minute walk away from the new Nine Elms Tube Station offering access to the Northern Line, as well as Vauxhall Station providing the Victoria Line and overground railway services.

Photos are of a similar property in Sky Gardens.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band E (London Borough of Lambeth)
- Leasehold 993 Years Remaining
- Service Charges £3,633 per annum
- Ground Rent: £400 per annum
- EPC Rating B (84)

EPC certificate available on request.

- EWS1 FORM IS AVAILABLE
- 495sq.ft (46sq.m)
- 1 Double Bedroom
- West Aspect
- Far Reaching Views
- Open Plan Reception Room with Modern Integrated Kitchen
- Winter Garden
- 24 Hour Concierge
- Residents Gym
- Moments from Nine Elms Tube Station



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

