



155 Wandsworth Road, London
SW8

GARTON JONES.COM



155 Wandsworth Road, London
, SW8

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£550,000 Leasehold

A stunning sub-penthouse 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 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 E (London Borough of Lambeth)
- Leasehold: 992 Years Remaining
- Service Charges: Approx £4,000 per annum
- Ground Rent: £400 per annum
- EPC Rating B (84)

- 1 Bedroom
- 495sq.ft (46sq.m)
- 1 Bathroom
- Open Plan Reception
- Winter Garden
- Stunning Views of London
- 24 Hour Concierge
- Residents Gym
- 35th Floor Roof Terrace
- 0.1 Miles from Nine Elms Station / 0.3 Miles from Vauxhall 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



