



155 Wandsworth Road, London  
SW8

GARTON JONES.COM



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## £750,000 Leasehold

A 2-bedroom apartment on the 25th floor offering approx. 731sq.ft (67.9sq.m) available for sale in the sought after Sky Gardens development. In one of the most desired positions in the building, this property benefits from floor to ceiling windows with views towards the City of London. Further benefits include an open plan reception room with an integrated kitchen, a Winter garden accessed from the reception and the main bedroom of approx. 51sq.ft (4.7sq.m), 2 luxury bathroom suites (1 en-suite), comfort cooling and underfloor heating and good storage throughout.

Residents of Sky Gardens also enjoy a 24-hour concierge service and residents also have access to a smart gymnasium located in the 8th-floor sky garden. Residents can enjoy panoramic views from a communal roof garden on the 34th floor. Sky Gardens is located moments from the entrance to the Nine Elms Tube extension as well as being a few minutes' walks from the excellent transport services of Vauxhall and the development also benefits from having a Sainsbury Superstore located on the opposite side of the road.

This property is currently tenanted until at least September 2025 at a rent of £3,033.33 per calendar month.

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

- 2 Bedrooms
- 731sq.ft (67.m)
- 2 Bathrooms (1 En-Suite)
- Winter Garden
- Northeast Aspect
- Views of City of London
- 25th Floor (of 34 Floors)
- 24 Hour Concierge
- Residents Gym
- 35th Floor Roof Communal Terrace



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
<b>NET SALEABLE AREA</b>	<b>67.9 SQ M</b>	<b>731 SQ FT</b>
Winter Garden	4.2 SQ M	45 SQ FT





