

**BATTERSEA & NINE ELMS
ESTATES**

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Sky Gardens London

£650 Per Week

A stunning one-bedroom apartment in the landmark Sky Gardens development, offering spectacular panoramic views across London.

The property has been finished to a high standard, with a bright open-plan living area, floor-to-ceiling windows, and a sleek kitchen with integrated appliances including a dishwasher and combination washer/dryer. The spacious bedroom offers built-in storage and is complemented by a modern bathroom. Comfort is ensured with underfloor heating and comfort cooling throughout.

Sky Gardens is one of the most sought-after developments in the Nine Elms regeneration area. Residents benefit from a 24-hour concierge, leisure club, gymnasium, and beautifully maintained communal gardens, including the iconic Sky Gardens on the 8th and 35th floors. Ideally positioned just moments from Nine Elms Station (Northern Line) and a short walk to the River Thames.

Council Tax Band: Lambeth - E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £650 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Ftp | Lift Access

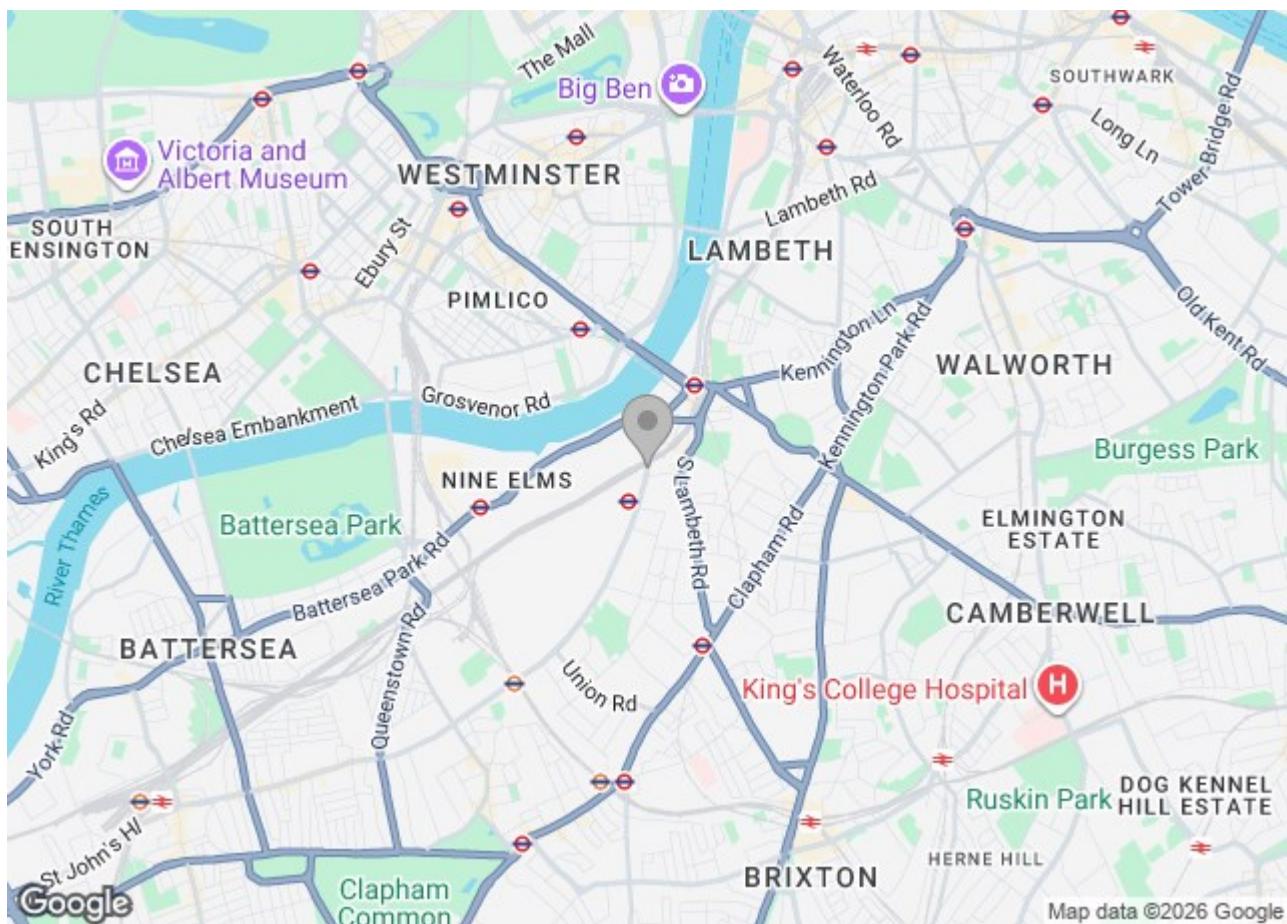
To check broadband and mobile phone coverage please visit Ofcom.

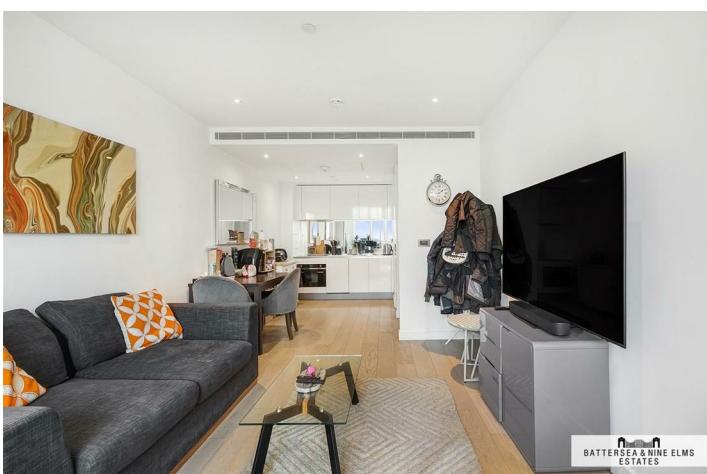
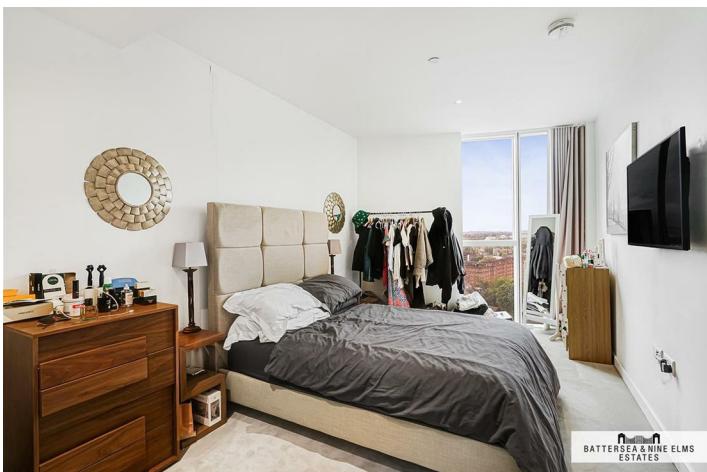
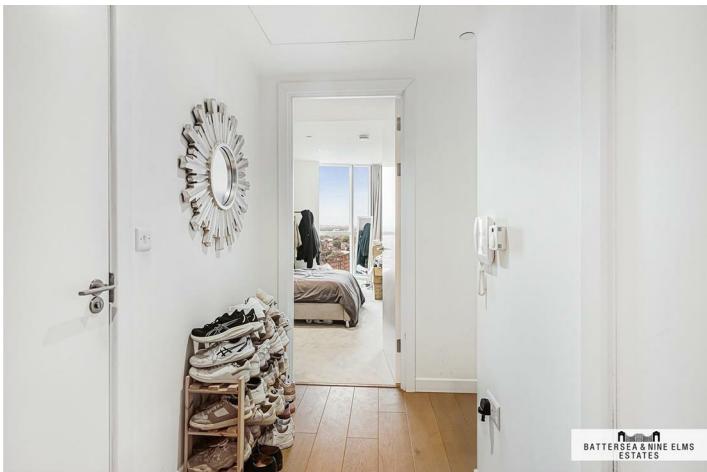
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

Sky Gardens London



- One bedroom
- One bathroom
- 24-hour concierge
- Underfloor heating & comfort cooling
- Residents' gymnasium
- Communal gardens/Sky Gardens
- Leisure club





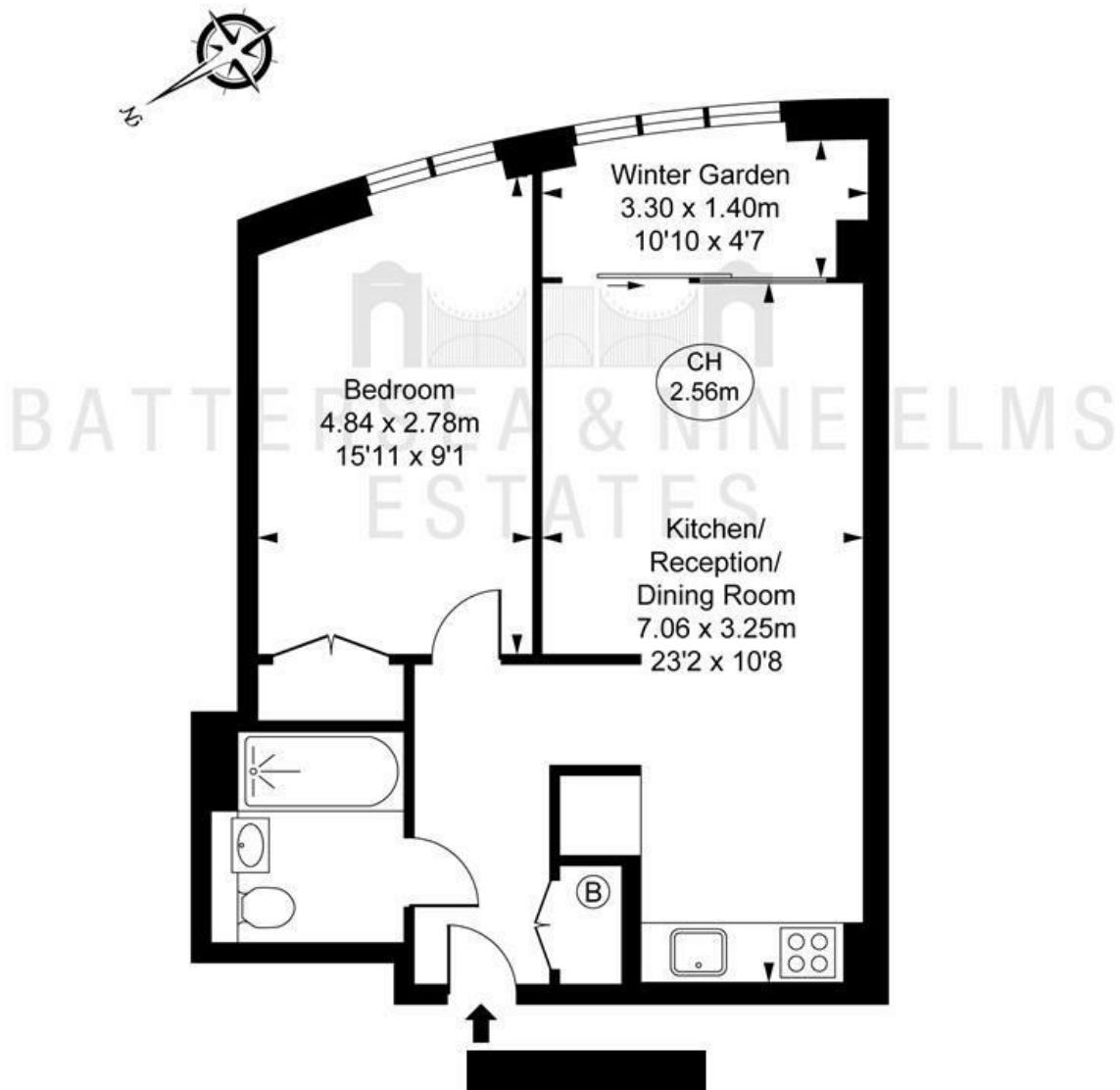
**Sky Gardens,
Wandsworth Road, SW8**

Approximate Gross Internal Area
50.86 sq m / 547 sq ft

(Including Winter Garden

4.50 sq m / 48 sq ft)

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		