



## Sky Gardens, Wandsworth Road

**Asking Price £565,000**

Nestled in the vibrant area of Sky Gardens on Wandsworth Road, this modern one-bedroom apartment offers a delightful blend of comfort and contemporary living. Spanning an impressive 547 square feet, the property is designed to maximise space and light. As you enter the apartment, you are greeted by a well-appointed living area that seamlessly connects to a stylish kitchen.

The location of Sky Gardens is particularly advantageous, offering easy access to local amenities, transport links, and green spaces. Residents can enjoy the convenience of nearby shops, cafes, and restaurants, making it an ideal choice for both professionals and couples seeking a vibrant community atmosphere.

This apartment not only represents a wonderful opportunity for first-time buyers but also serves as an excellent investment in a sought-after area. With its modern features and prime location, this property is sure to attract interest from those looking to embrace a stylish urban lifestyle.

Approx. 990 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: E (Lambeth Council)

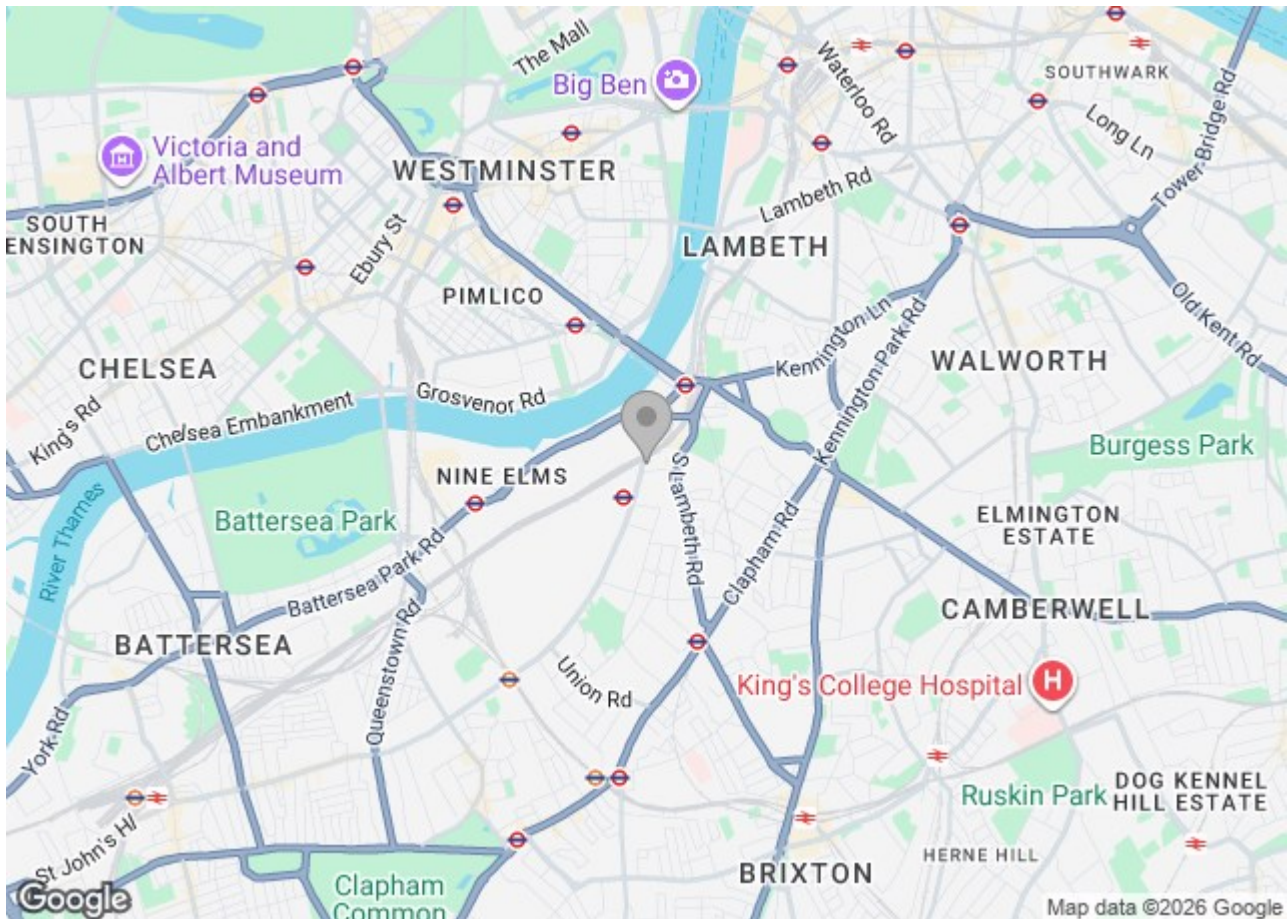
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Parking no | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

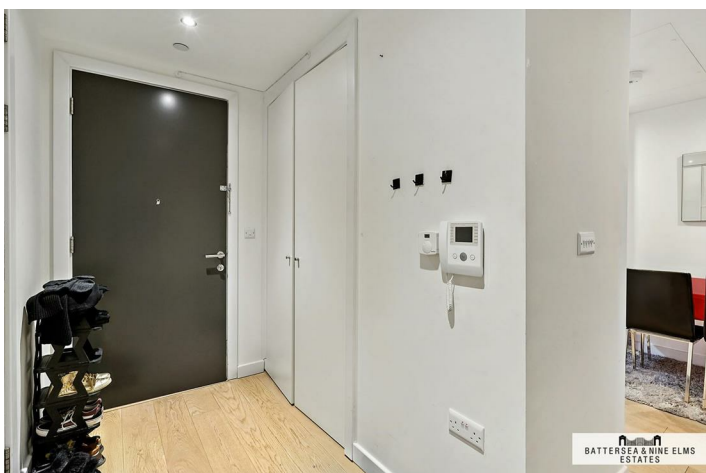
# 155 Wandsworth Road London



- One bedroom
- Residents gymnasium
- One bathroom
- Communal Gardens/Sky Gardens
- 24-hour concierge

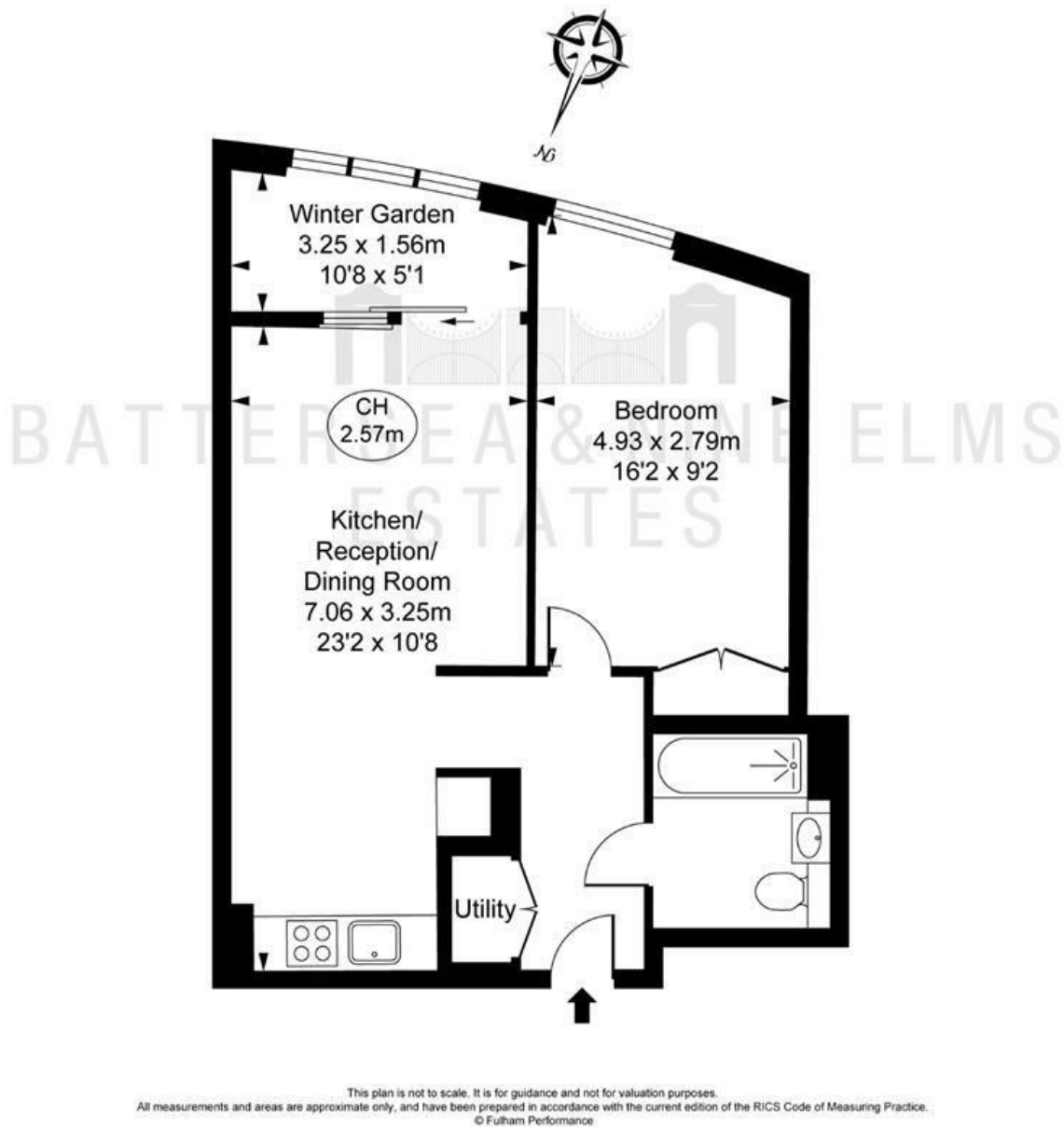






Sky Gardens,  
Wandsworth Road, SW8  
Approximate Gross Internal Area  
50.78 sq m / 547 sq ft

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