



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

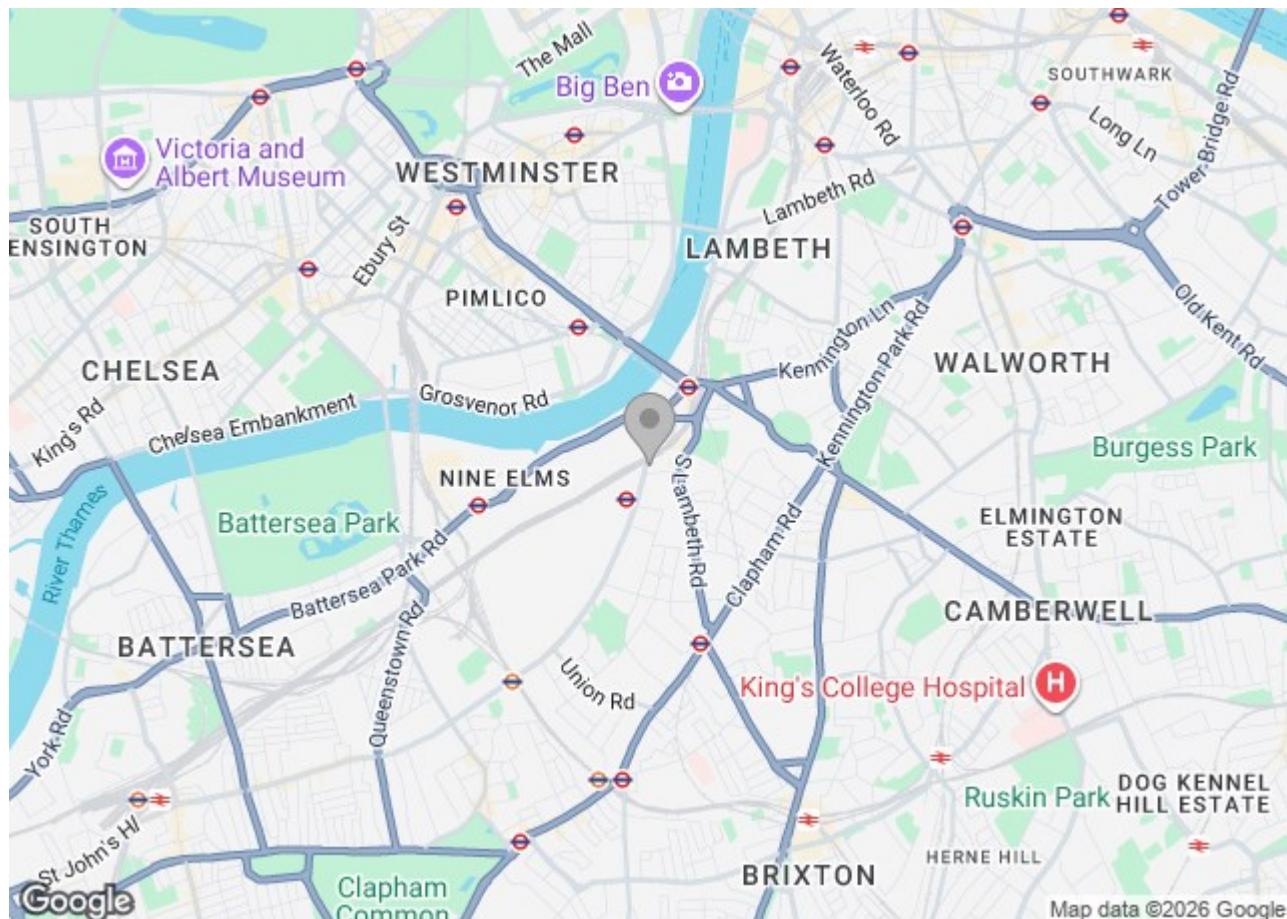
To check broadband and mobile phone coverage please visit Ofcom

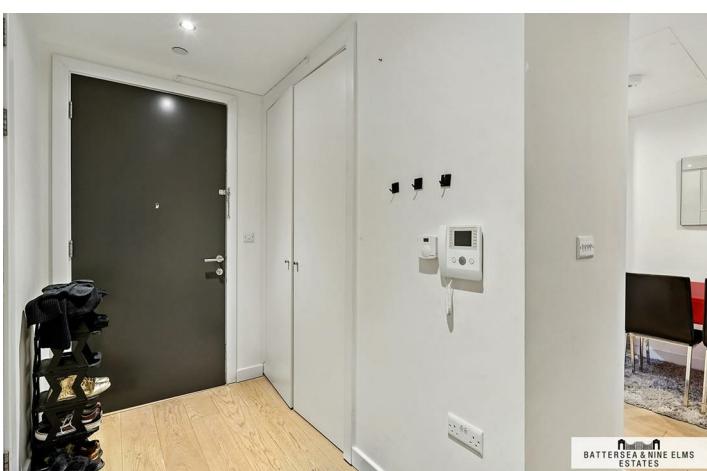
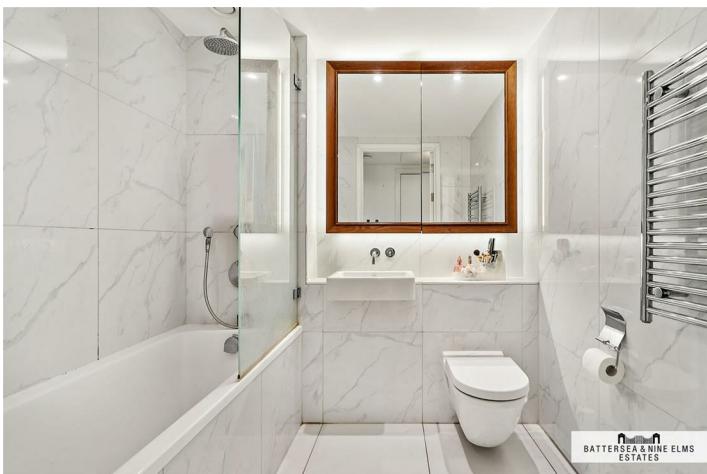
To check planning permission please visit Lambeth Council Website, Planning & Building Control

155 Wandsworth Road London



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

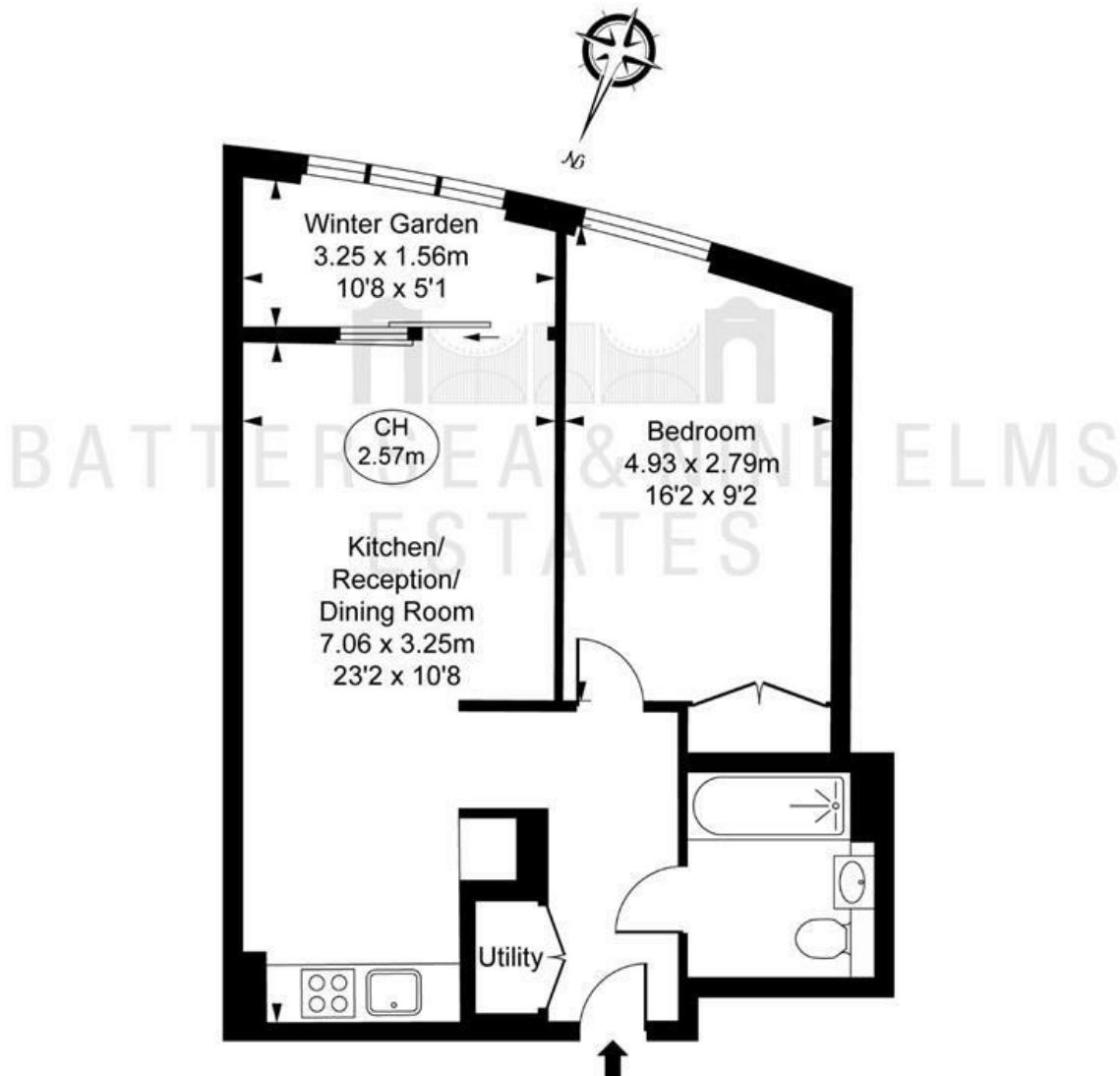




Sky Gardens,
Wandsworth Road, SW8

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		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	