



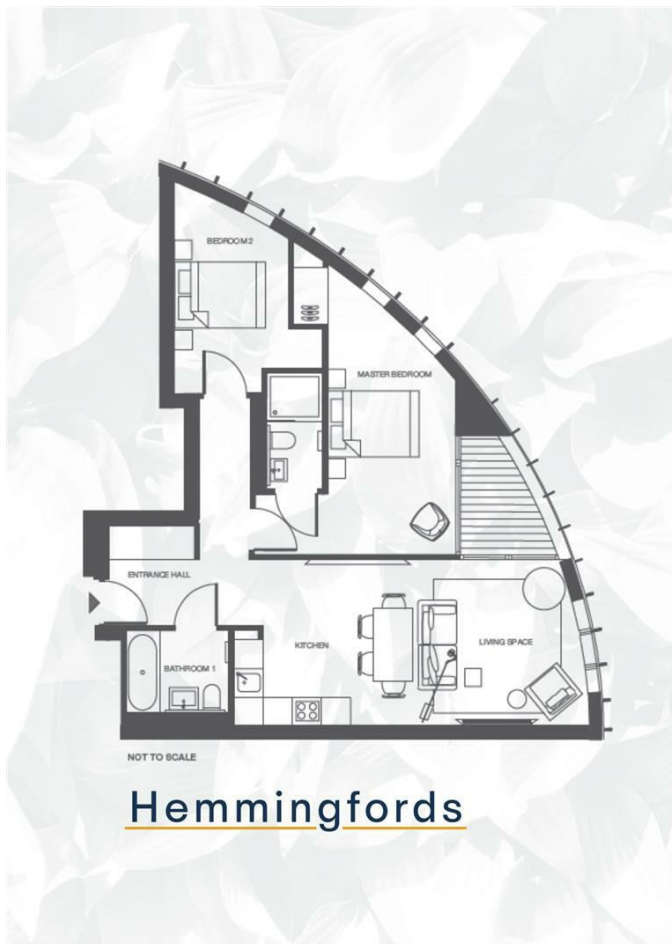
## FLAT 1003, SKY GARDENS 155, WANDSWORTH LONDON, SW8 2FW

£750,000  
LEASEHOLD

Hemmingfords are proud to offer this 2 double bedroom apartment on the 10th floor with built-in storage, 2 bathrooms (1 ensuite), comprising a generous open-plan living space, fully integrated kitchen, 24/7 concierge and residents' gym.

Prestigiously situated in Sky Gardens, in the hearts of Nine Elms, the property also features floor-to-ceiling windows with spectacular river views. Sky Gardens is a modern building with a range of amenities including a gym on the 8th floor and beautiful gardens on the 8th and 35th floor with breathtaking 360 degree views. The property is located moments away from Vauxhall tube station as well as within walking distance from various grocery stores and restaurants.

**Hemmingfords**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Hemmingfords**