



Penthouse, Sky Gardens,  
155 Wandsworth Road, SW8

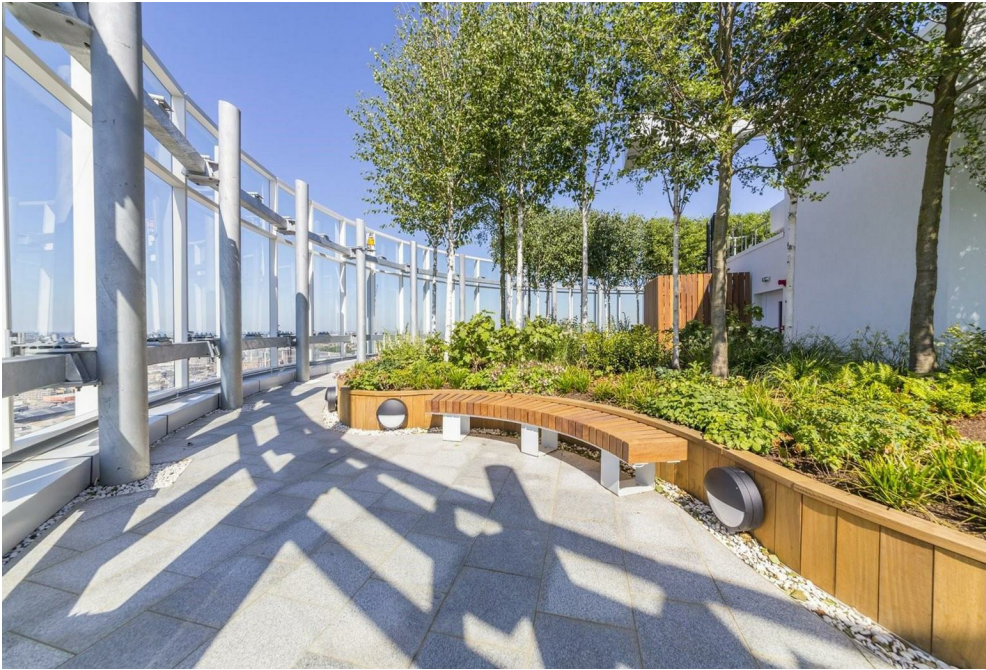
£8,500 Per Month,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Napier Watt are very pleased to offer this spectacular penthouse located in Nine Elms. The apartment is one of the biggest penthouses in the area and comprises of 2,828sq ft (262sq m) and is fully furnished to a high standard. The large open-plan living and dining room provides the perfect space for entertaining. The property also benefits from spectacular views from the 34th floor with floor to ceiling windows. There is a fully fitted modern kitchen with all integrated appliances, large breakfast bar, double fridge/freezer and adjoining utility room. There are three double bedrooms, all generously sized and with en-suite bathrooms. Two of the bedrooms benefit from walk-in wardrobes, while the third bedroom offers multiple bespoke built-in wardrobes. The master bedroom also has an adjoining study, perfect for a home office. This popular development has a stunning roof terrace on the 35th floor, spacious gym on the 8th floor, 24-hour concierge, and secure parking. Situated within 500 meters from Vauxhall tube station, National Rail, bus station and all local amenities.

3 Bedrooms : 4 Bathrooms : Council Tax Lambeth Band H : EPC Rating C

## Key Features

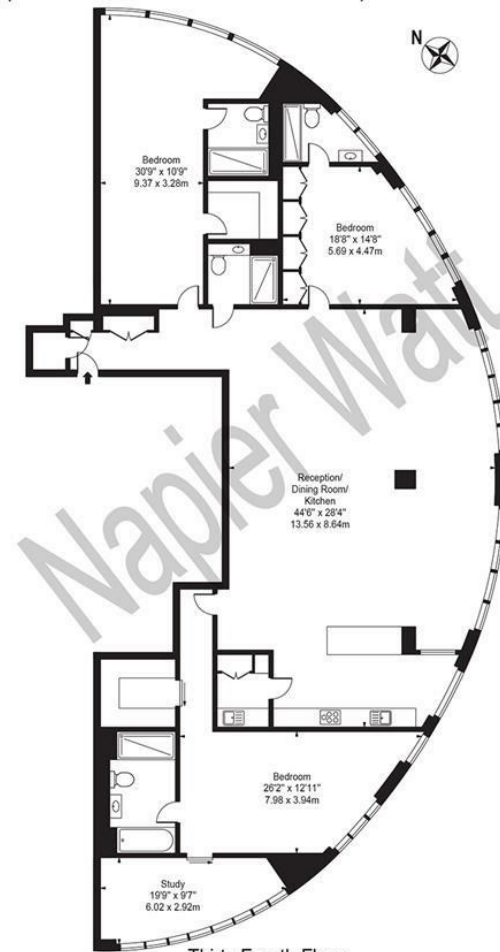
- PENTHOUSE WITH AMAZING VIEWS
- 24 HOUR CONCIERGE
- OVER 2,800 SQFT
- GYM
- 35TH FLOOR COM. ROOF TERRACE
- SECURE PARKING AVAILABLE
- FLOOR TO CEILING WINDOWS
- AIR COOLING

## Terms

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## Penthouse, Sky Gardens Tower

Approx. Gross Internal Area 2910 Sq Ft - 270.35 Sq M



Thirty Fourth Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.