



1709 Sky Gardens 155 Wandsworth Road, London, SW8

2FY



DISTRICTS

Stunning Views | 2 Bedroom | Comfort Cooling | Bright Interiors | Contemporary Finish | Residents' Gym | 35th Floor Roof Garden | 24 Hour Concierge | Close to Vauxhall Station | Nine Elms Station

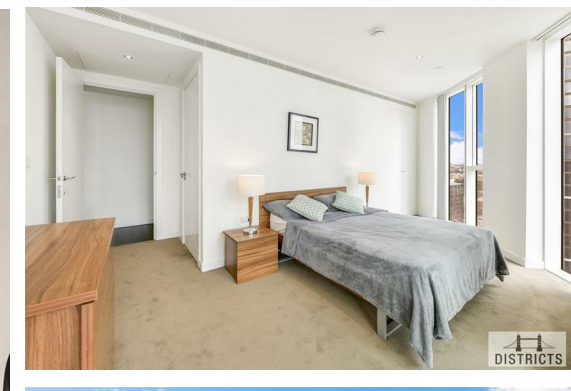
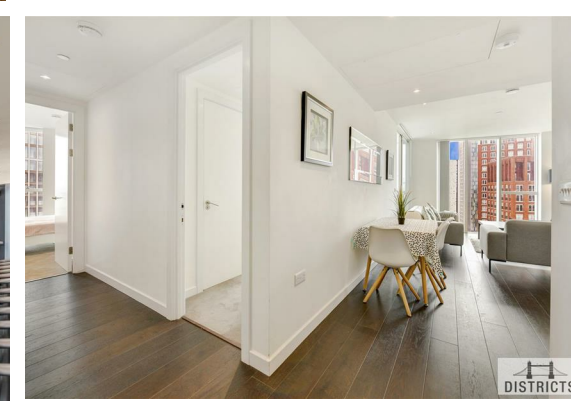
This apartment benefits from stunning views and located in the sought-after Sky Gardens development within the exciting Nine Elms regeneration area. This two bedroom apartment is sold chain free and comprises an open-plan living area with smart fitted kitchen and winter garden, two double bedrooms with fitted wardrobe and en-suite to master, a family bathroom and a 46 square foot winter garden. Sky Gardens boasts an array of facilities which include the communal gardens situated on the 8th and 35th floor offering panoramic views, state of the art fitness centre, 24 Hour Concierge.

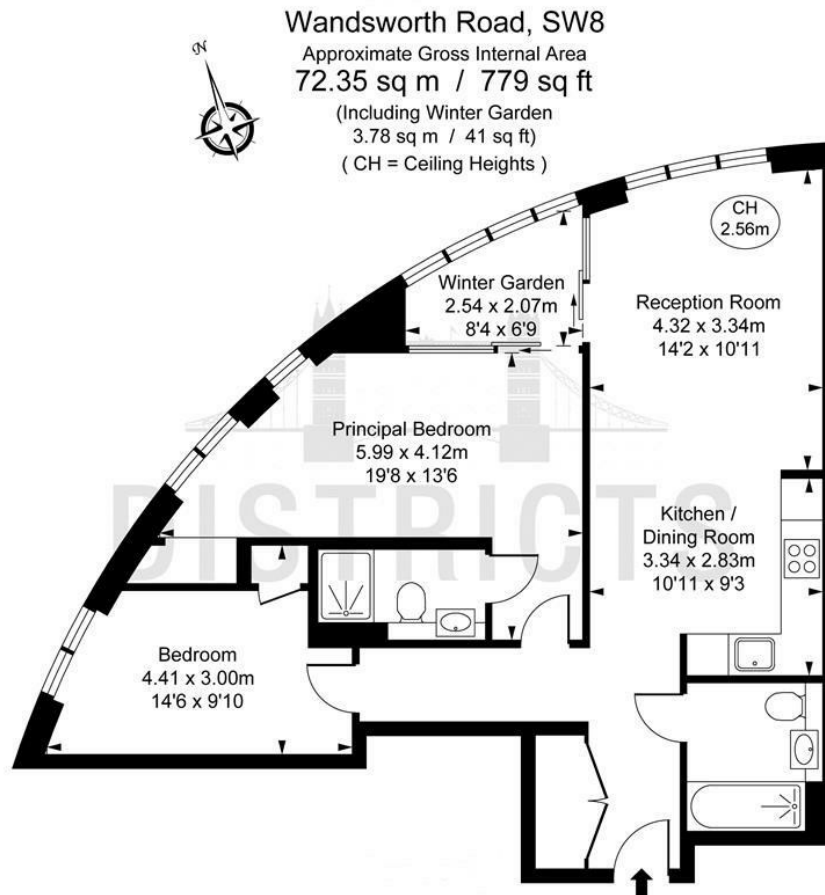
Council Tax Band: Lambeth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre

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







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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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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.