



## Sky Gardens, Wandsworth Road

**Asking Price £475,000**

Welcome to this modern apartment located in the desirable Sky Gardens on Wandsworth Road. This stylish property offers a contemporary living experience in a vibrant area. Spanning an impressive 549 square feet, the apartment features a well-appointed reception room that provides a perfect space for relaxation or entertaining guests.

The property boasts one spacious bedroom, ideal for a single occupant or a couple seeking a comfortable retreat. The bathroom is thoughtfully designed, ensuring both functionality and style.

Living in Sky Gardens means you will enjoy the benefits of modern amenities and a community atmosphere, all while being conveniently located near local shops, restaurants, and transport links. This apartment is perfect for those looking for a chic urban lifestyle in a thriving part of London.

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

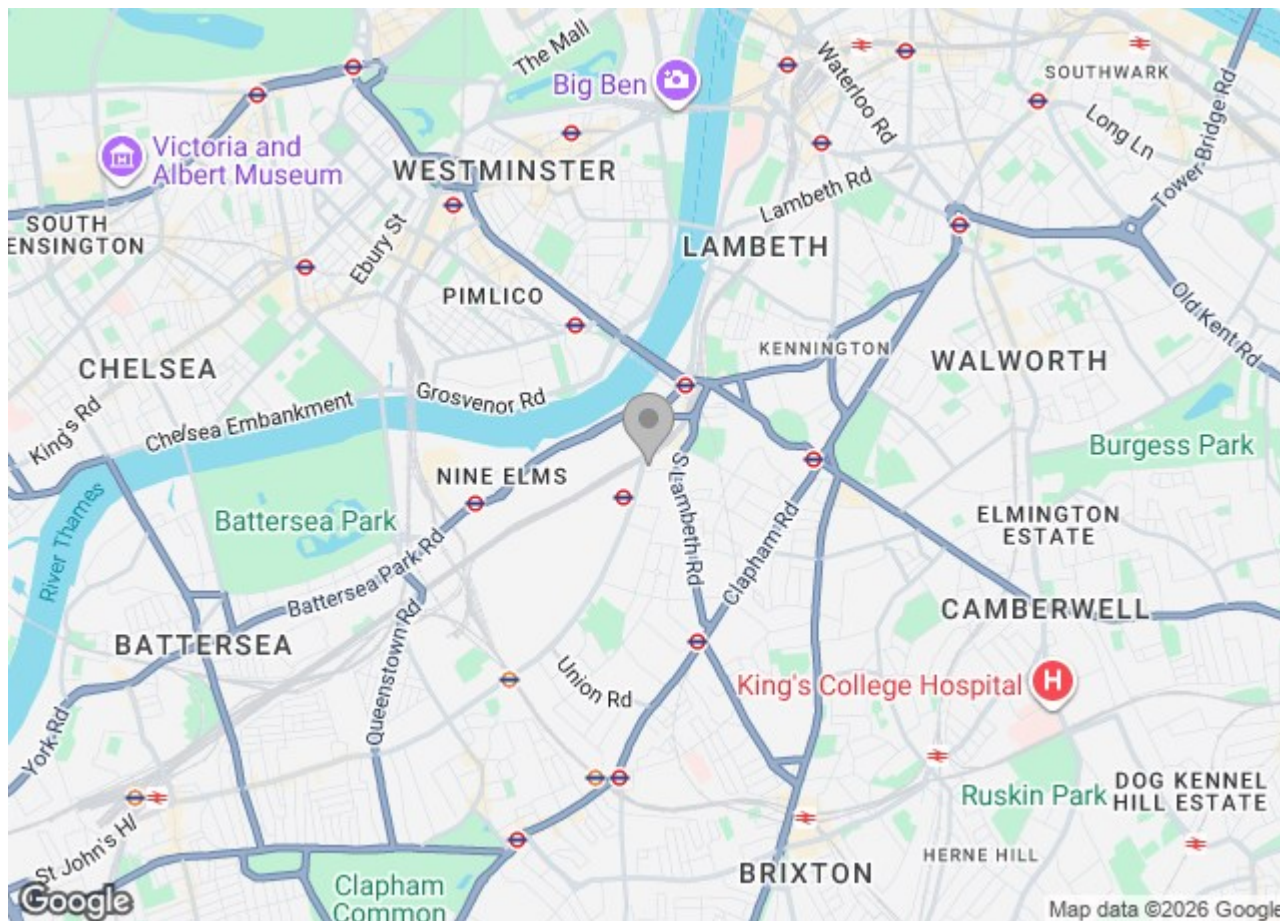
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking

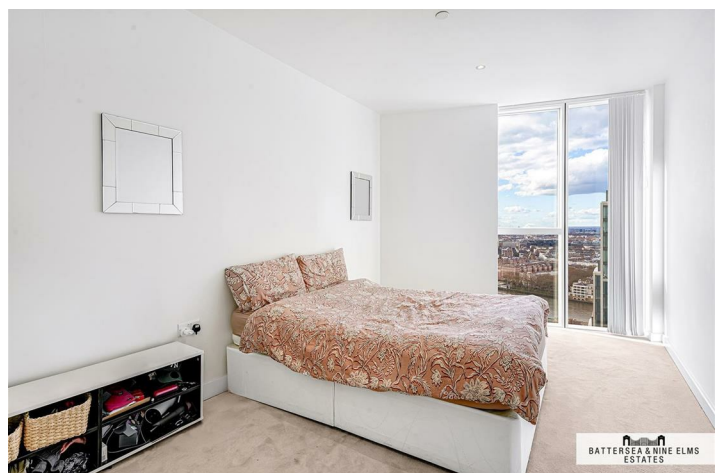
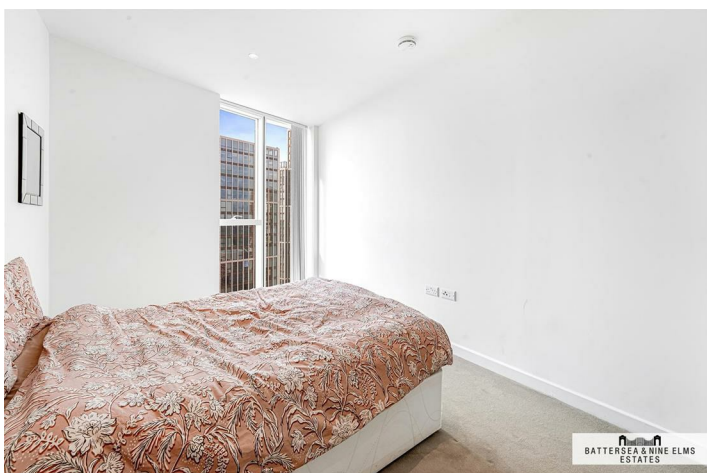
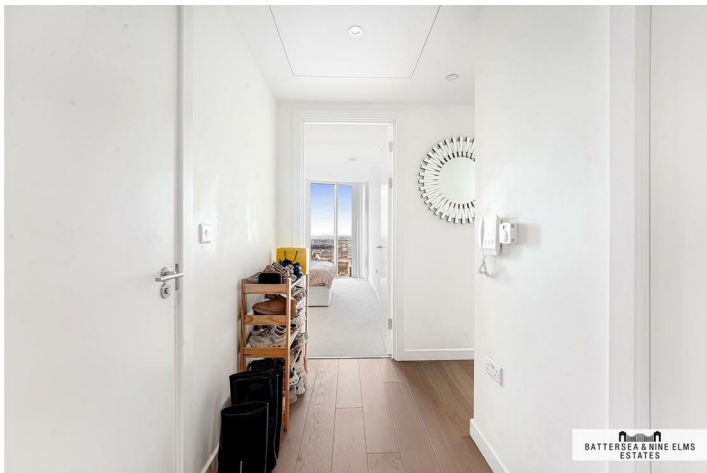
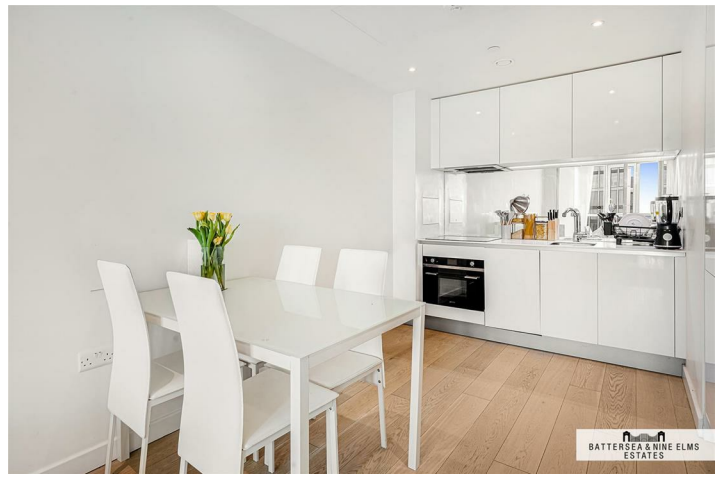
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

# 155 Wandsworth Road London



- One bathroom
- Sought after location
- Winter garden
- Luxury accommodation
- Residents gym
- Zone 1 transport links
- 24 Hour concierge



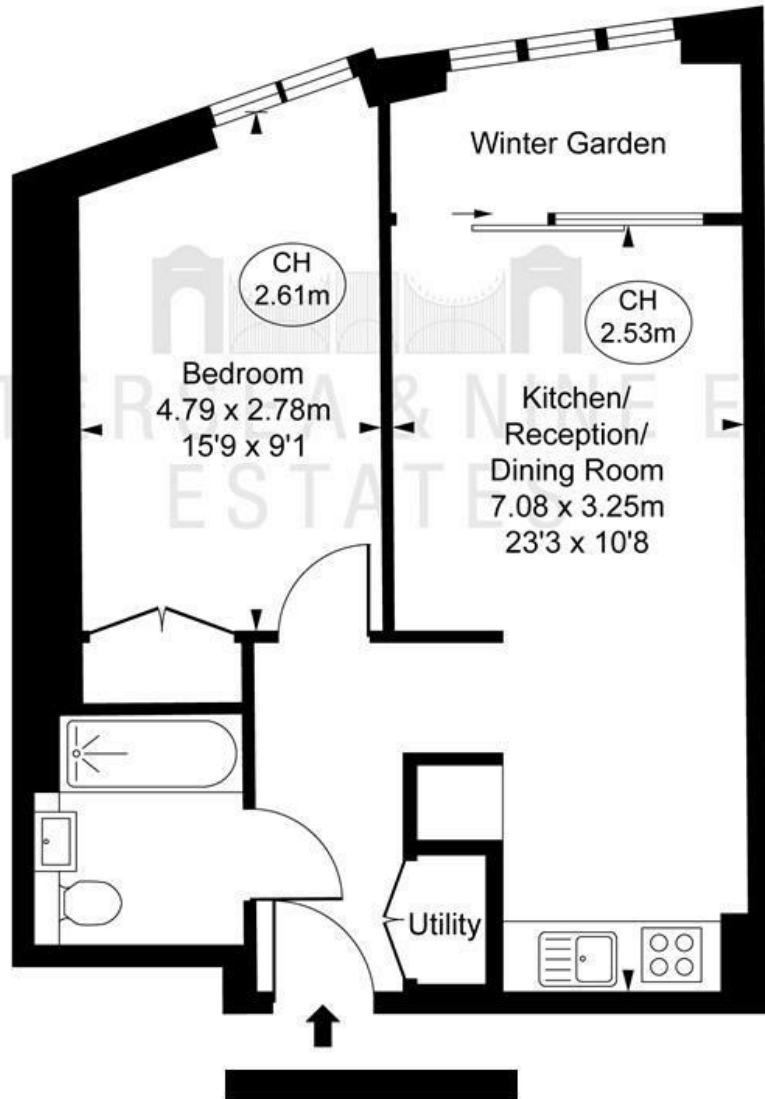
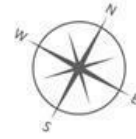


## Skygardens, Wandsworth Road, SW8

Approximate Gross Internal Area  
**50.71 sq m / 546 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		84	84				
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		<small>EU Directive 2002/91/EC</small>	