



## Sky Gardens, Wandsworth Road

**Asking Price £475,000**

A stunning one-bedroom apartment in the landmark Sky Gardens development, offering spectacular panoramic views across London.

The property has been finished to a high standard, with a bright open-plan living area, floor-to-ceiling windows, and a sleek kitchen with integrated appliances including a dishwasher and combination washer/dryer. The spacious bedroom offers built-in storage and is complemented by a modern bathroom. Comfort is ensured with underfloor heating and comfort cooling throughout.

Sky Gardens is one of the most sought-after developments in the Nine Elms regeneration area. Residents benefit from a 24-hour concierge, leisure club, gymnasium, and beautifully maintained communal gardens, including the iconic Sky Gardens on the 8th and 35th floors. Ideally positioned just moments from Nine Elms Station (Northern Line) and a short walk to the River Thames.

Council Tax Band: Lambeth - E

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: FttP | Lift Access

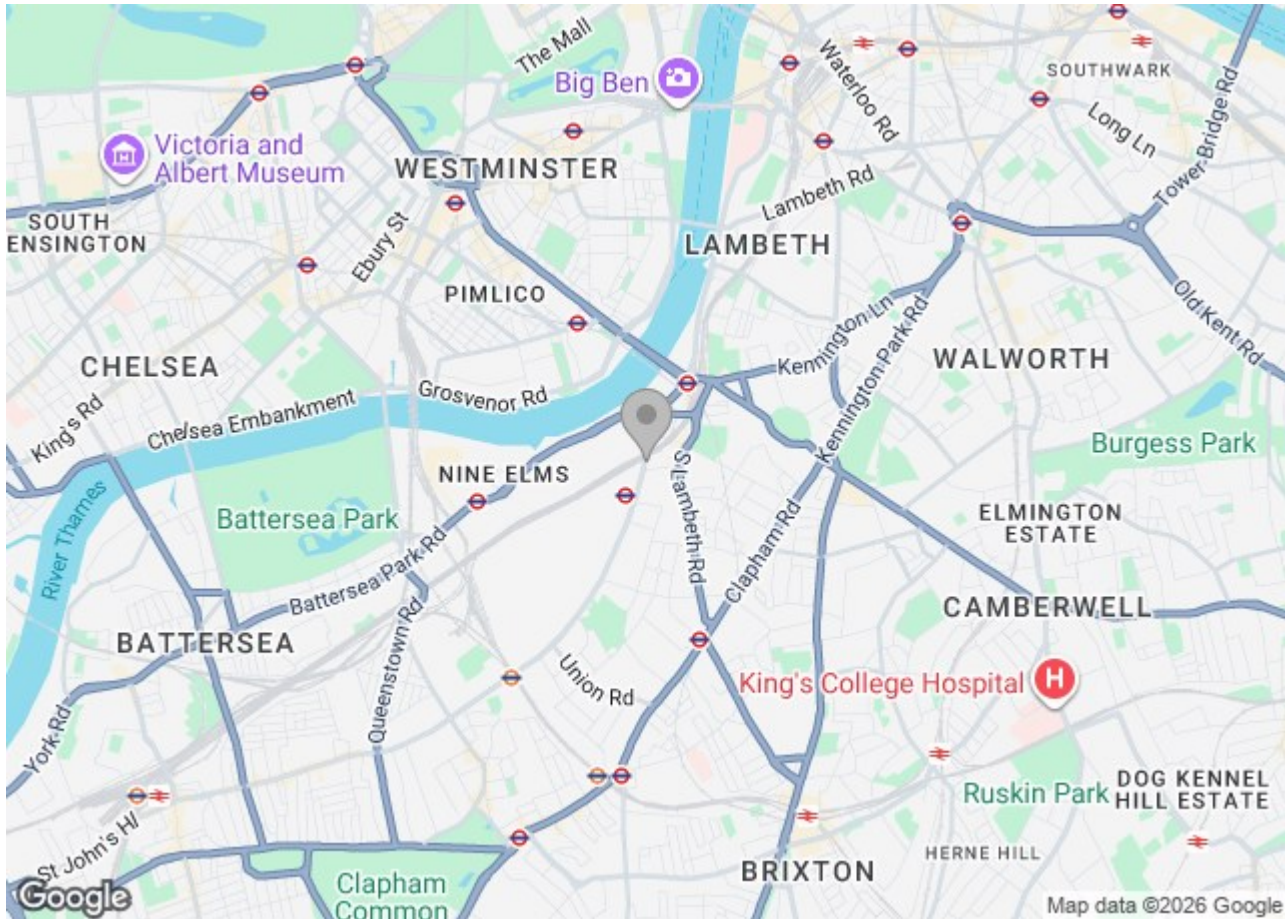
To check broadband and mobile phone coverage please visit Ofcom.

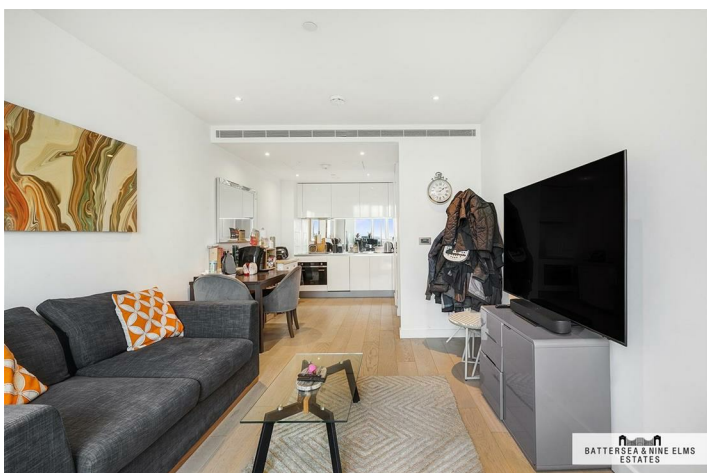
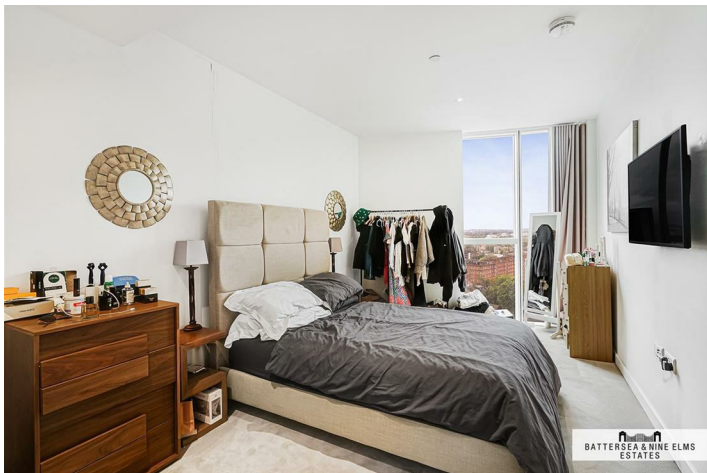
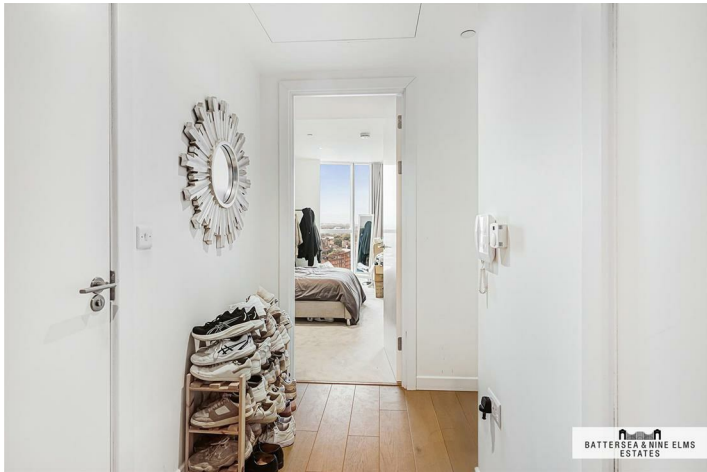
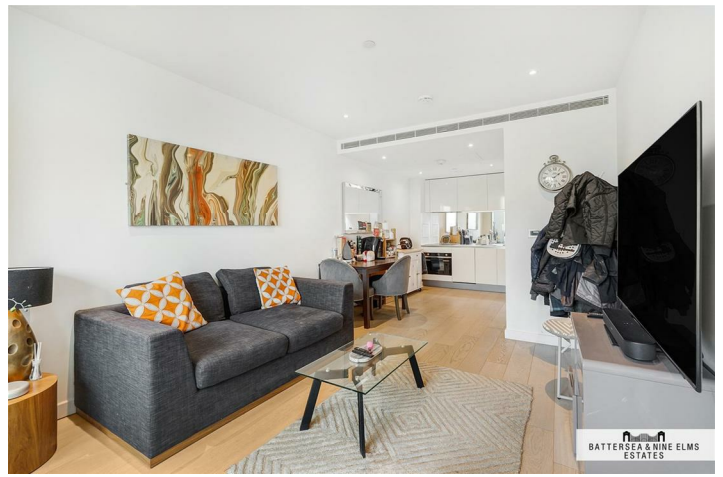
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# Sky Gardens London



- One bedroom
- Underfloor heating & comfort cooling
- Leisure club
- One bathroom
- Residents' gymnasium
- 24-hour concierge
- Communal gardens/Sky Gardens



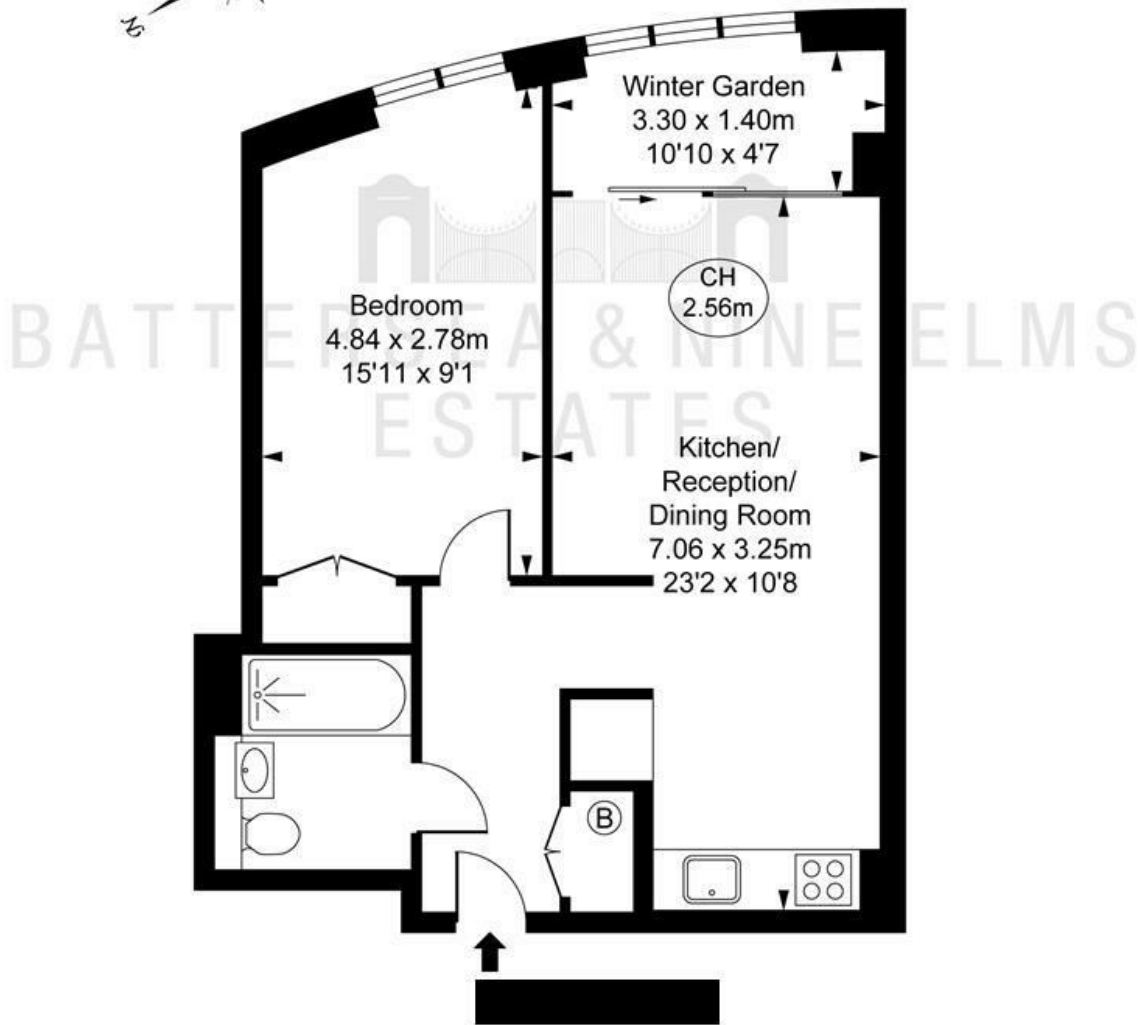


## Sky Gardens, Wandsworth Road, SW8

Approximate Gross Internal Area  
**50.86 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.  
© Fulham Performance

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>	
England & Wales				England & Wales			