

Lugus  
HOMES



1306 155 Wandsworth Road, London, SW8 2FW

Asking price £499,950





# 1306 155 Wandsworth Road

London, SW8 2FW

- One bedroom apartment
- Resident gardens on the 8th and 35th floor
- Comfort cooling
- 0.1 mile radius to Nine Elms Northern Line Station
- Resident gym
- 574 Sq Ft
- 24 hour concierge
- Underfloor heating
- 0.4 mile radius to Vauxhall Station (Northern Line and National Rail)
- West facing apartment

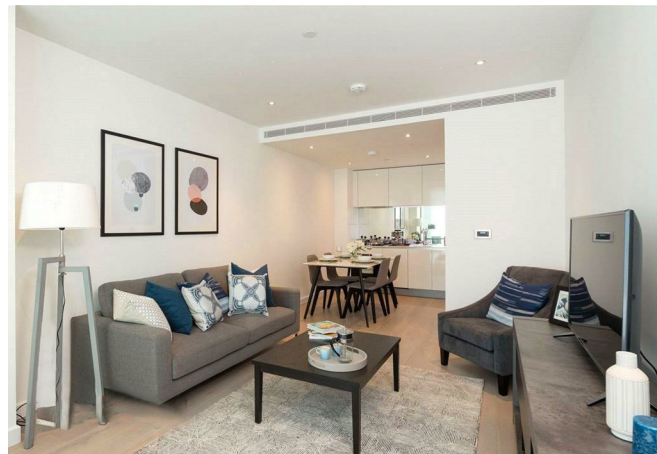
This stylish one-bedroom, one-bathroom apartment offers superb value and is priced for a quick sale. Located on the 13th floor of the sought-after Sky Gardens, Nine Elms, it spans 547 sq ft in size with a bright west-facing aspect.

The property features a sleek high-gloss kitchen with integrated appliances, a spacious open-plan living/dining area, and a private winter garden. The bedroom includes built-in wardrobes and floor-to-ceiling windows, complemented by a contemporary bathroom and a useful utility cupboard. Comfort cooling and underfloor heating run throughout.

Residents enjoy a 24-hour concierge, private gym, and beautifully landscaped gardens on the 8th and 35th floors, offering stunning panoramic views across London.

Ideally positioned just 0.1 miles from Nine Elms Station and 0.4 miles from Vauxhall (Victoria Line & National Rail), this is an outstanding Zone 1 home.

Photos may not represent the actual apartment.

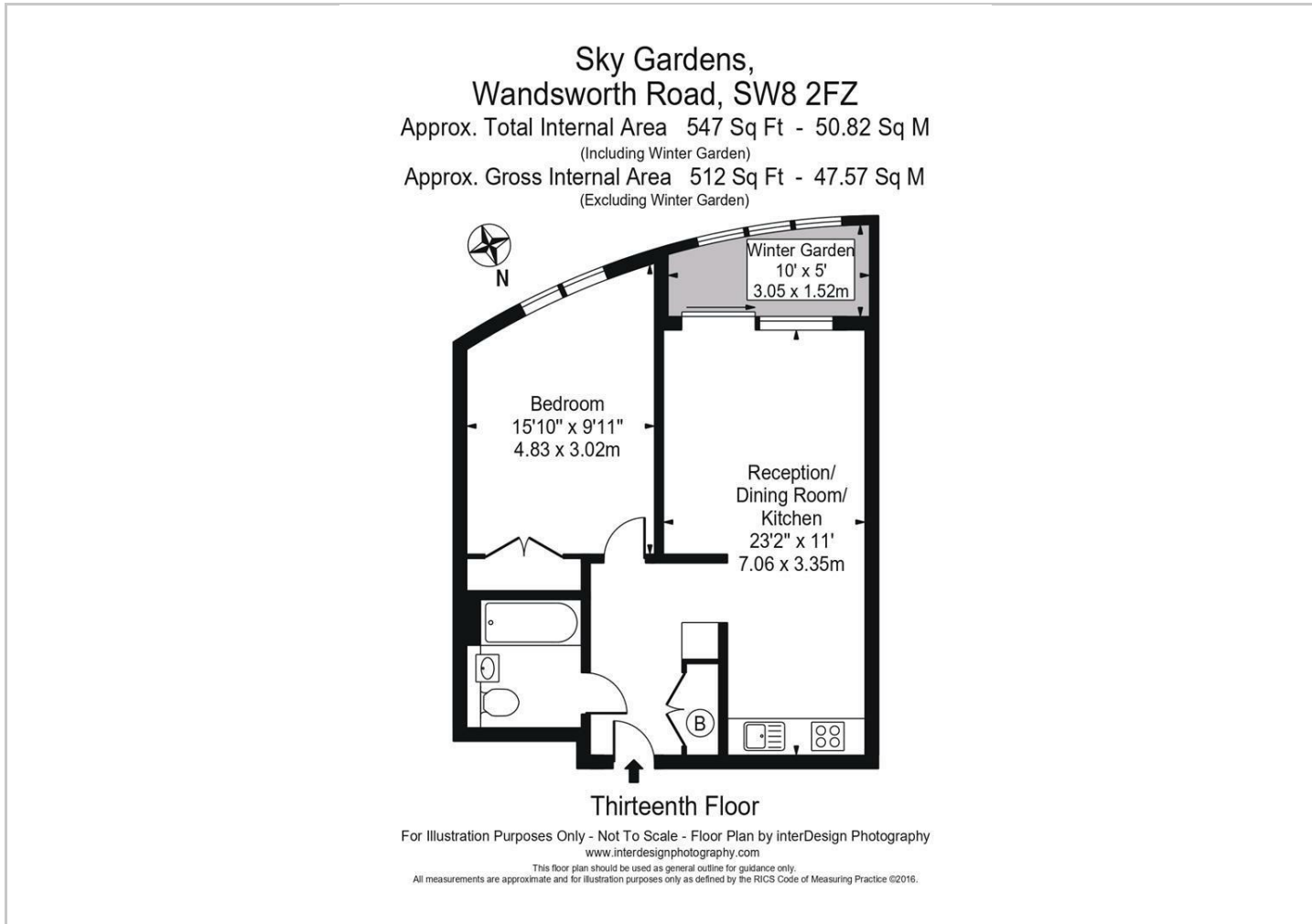




Directions



## Floor Plans



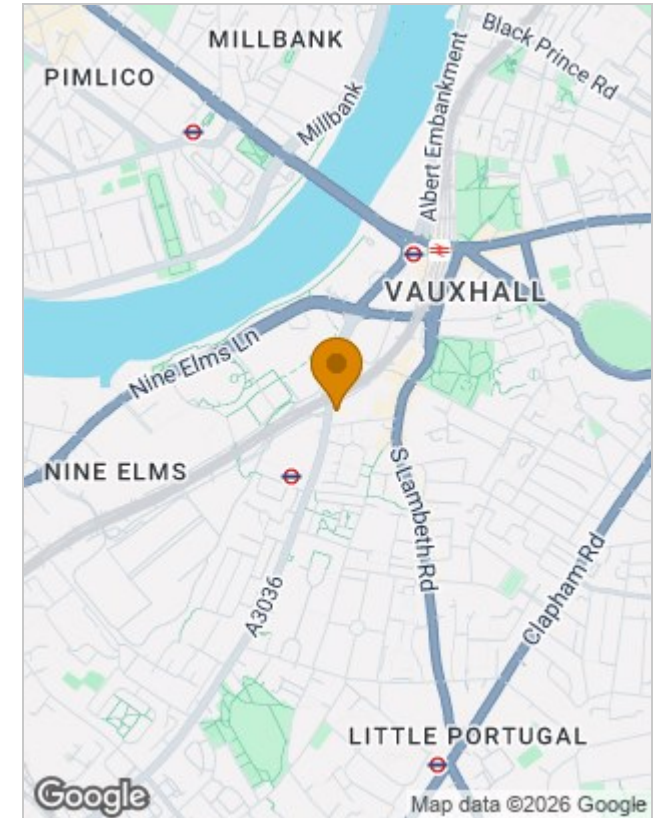
## Viewing

Please contact our Lugas Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	
(81-91) <b>B</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	