

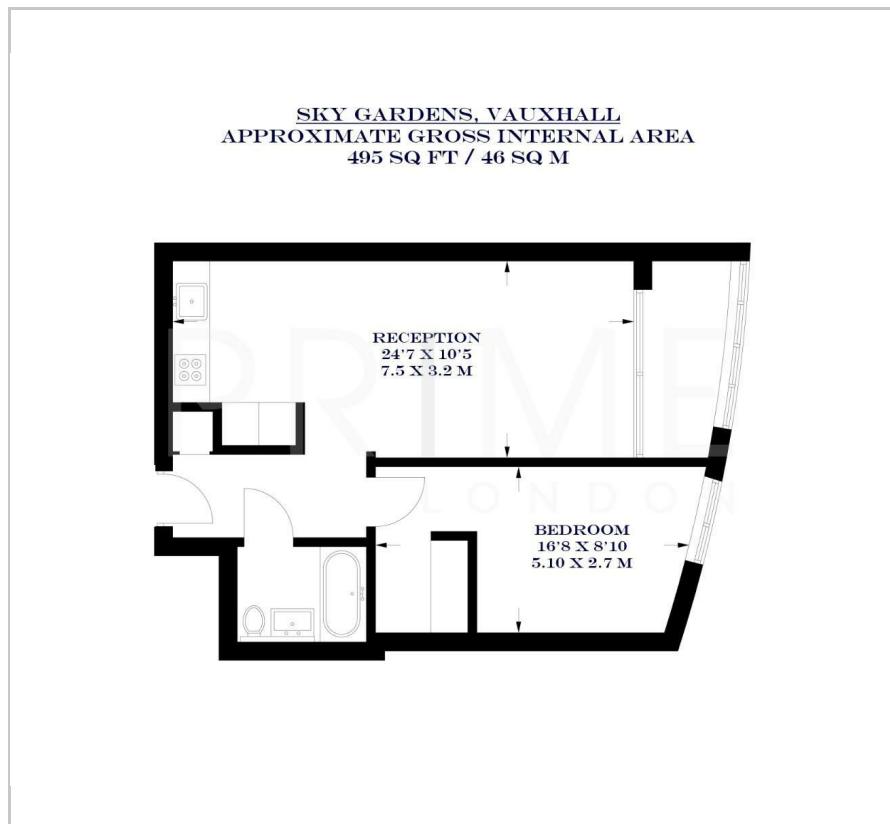
Sky Gardens

155 Wandsworth Road, Nine Elms, SW8 2FY

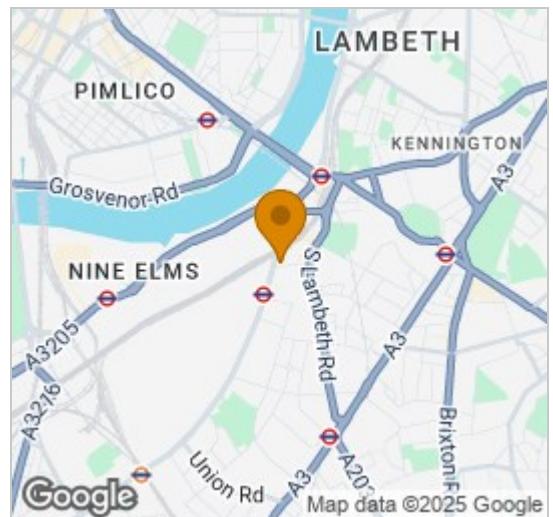
Asking Price £500,000

1 1 1 B

Floor Plan



Area Map



Energy Efficiency Graph

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	

Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- One bedroom apartment ■ 495 sq ft (46 sqm)
- Winter garden ■ Residents' gym and rooftop garden
- Stone's throw away from Nine Elms station ■ 24 hour concierge

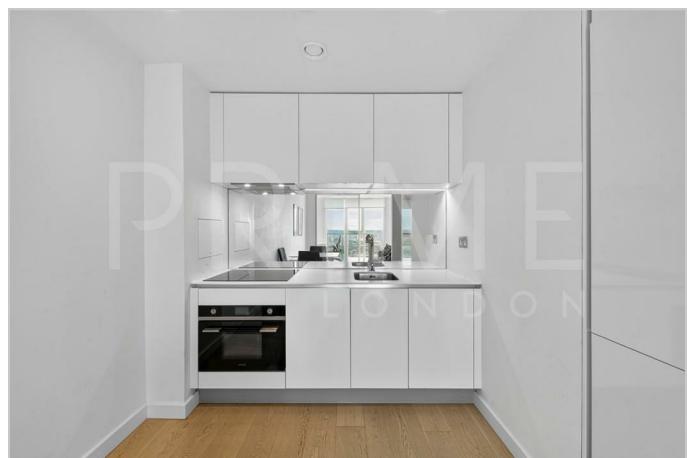


This spacious thirty-third floor one bedroom apartment, situated in the highly sought after Sky Gardens development in Nine Elms, is available for chain free sale with through Prime London.

Totalling 495 sq ft (46 sqm), the property boasts an open-plan living area with a fully integrated kitchen, which opens up to a winter garden. The apartment also offers a generously sized bedroom with a dressing area and a sleek bathroom, all featuring comfort cooling and underfloor heating throughout.

Sky Gardens residents enjoy access to a gym on the eighth floor, a 24 hour concierge service, and a breathtaking rooftop garden on the 34th floor.

Perfectly positioned for excellent transport links, Sky Gardens provides easy access to Vauxhall Station, with rail, tube, bus, and river taxi services. Nearby, you'll find convenient amenities including Waitrose, Sainsbury's, Argos, Starbucks, and a range of dining options at St George Wharf.



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.