



Sky Gardens, Wandsworth Road, Nine Elms, SW8

Asking Price: £590,000

Benham
& Reeves

Sky Gardens, Wandsworth Road, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This remarkable one bedroom apartment is located on the 24th floor of Sky Gardens in Vauxhall, a luxury residential development completed in 2017, spanning 495 square feet (approx.) of accommodation. This property features expansive floor-to-ceiling windows that offer breathtaking views of London and an open-plan reception room with a modern, integrated kitchen. There is a winter garden, a luxury bathroom suite with marble tile finishes, comfort cooling in the reception room and bedroom. There flat also has underfloor heating and generous built-in storage.

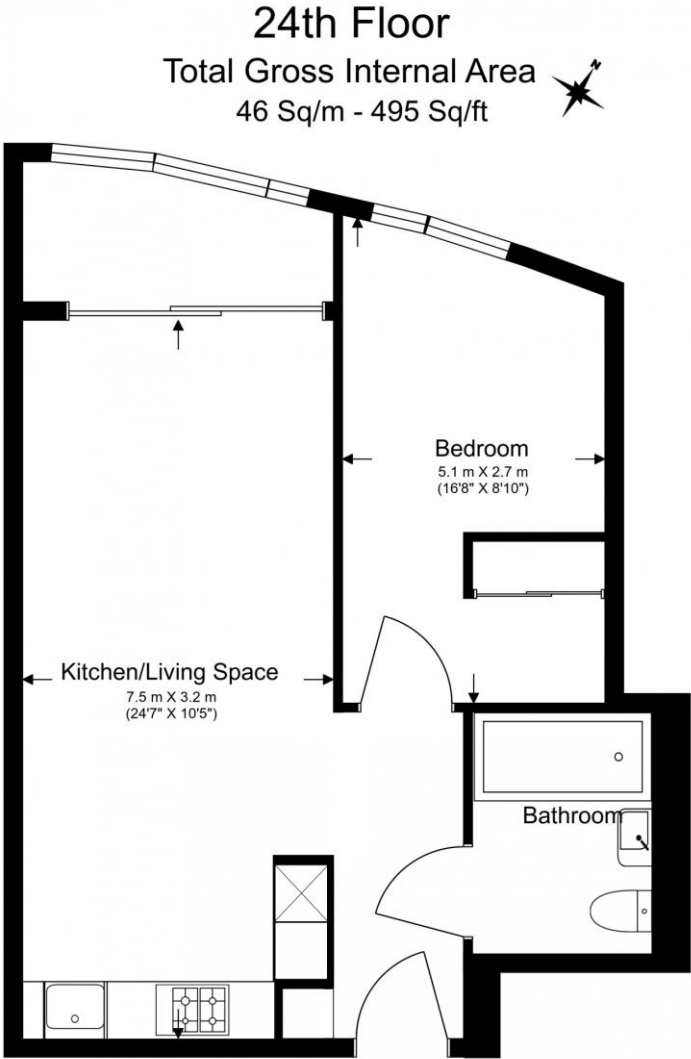
Residents of Sky Gardens also have access to a spacious gymnasium located on the mezzanine level of the 8th floor gardens, a 24-hour concierge service, bicycle storage, and a 35th floor communal roof terrace offering breathtaking panoramic views of London.

Nine Elms tube station is on your doorstep and Vauxhall station is a short walk away, providing access to the Nine Elms & Battersea Power Station regeneration, all within easy reach.

Property Features:

- One Bedroom
- One Bathroom
- Winter Garden
- 495 Square Feet (approximate)
- Concierge
- Roof Terrace & Communal Gardens
- Gym & Bicycle Storage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£590,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£947 (per annum) To June 2024
Service Charge:	£4,343 (per annum) To June 2024
Anticipated Rent:	£2,925 pcm Approx. 5.9 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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