



# Sky Gardens, Wandsworth Road, Lambeth, SW8

Offers in the region of: £520,000

Benham  
& Reeves

# Sky Gardens, Wandsworth Road, Lambeth, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This remarkable one bedroom apartment is located on the 25th 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, and comfort cooling in the reception room and bedroom. The flat also has underfloor heating and generously sized 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 0.1 miles away and Vauxhall station is a short walk away, providing access to the Nine Elms & Battersea Power Station regeneration, all within easy reach.



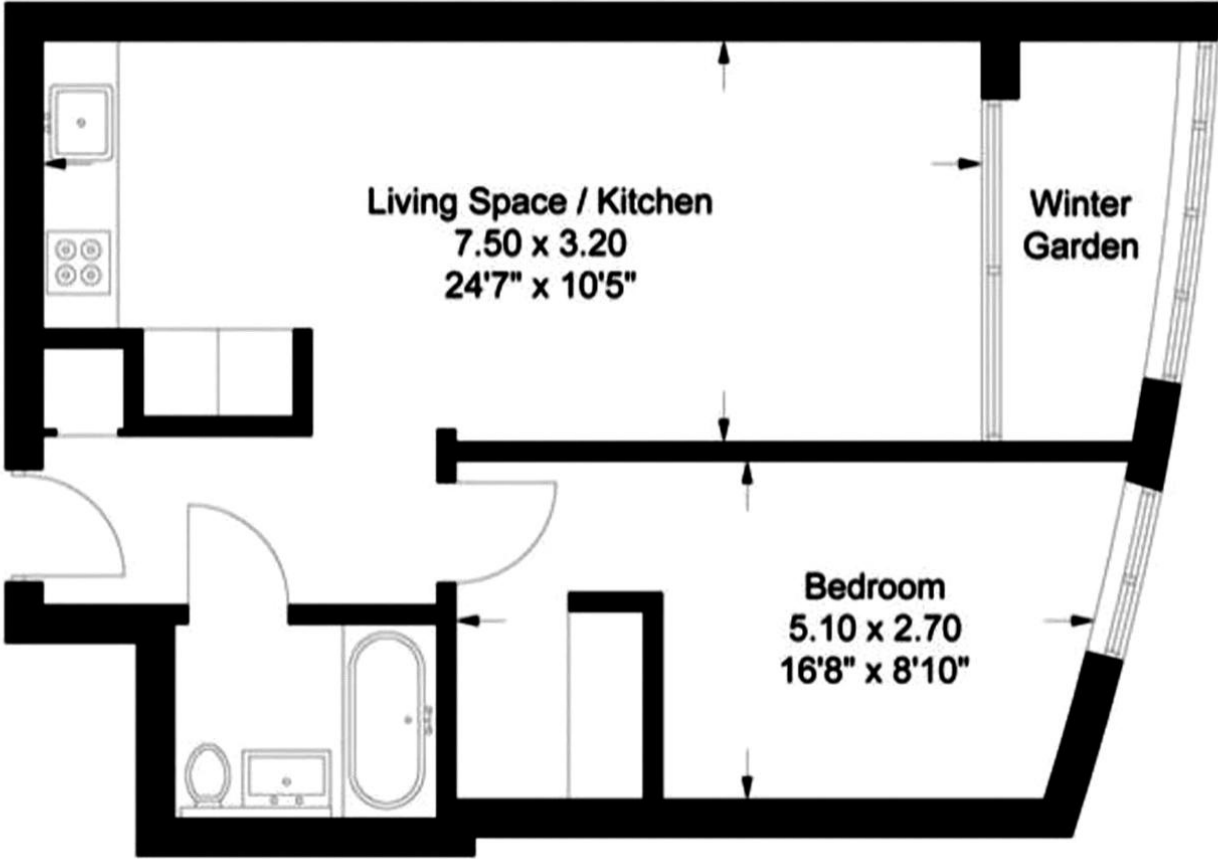


## Property Features:

- One Bedroom
- One Bathroom
- Winter Garden
- 495 Square Feet (approximate)
- Concierge
- Roof Terrace & Communal Gardens
- Gym & Bicycle Storage
- Vauxhall Station (Zone 1)



**25th Floor**  
**Total Gross Internal Area**  
 46 Sq/m - 495 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Tenure: Leasehold  
Expires 01/01/3016  
Approximately 989 Years Remaining

Ground Rent: £473.52 (per annum)  
For the year 2026

Service Charge: £4,242.00 (per annum)  
For the year 2026

Anticipated Rent: £3,150.00 pcm  
Approx. 7.3% Yield

## Viewings:

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

Our reference: NIN240091

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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