



Sky Gardens, Wandsworth Road, Nine Elms, SW8

Asking Price: £800,000

 Benham
& Reeves

Sky Gardens, Wandsworth Road, Nine Elms, SW8

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

This spacious two bedroom, two bathroom apartment is situated on the sixteenth floor of the Sky Gardens. The property spans a generous 776 square feet approximately and comprises a large open-plan living room opening onto a private winter balcony affording views over West London. The kitchen is fully fitted with dishwasher, microwave and fridge/freezer. The principal bedroom features an en-suite bathroom, good storage and access to the winter garden. There is a second double bedroom served by a spacious bathroom.

Residents of the Sky Gardens 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 over London.

Located a short walk from Nine Elms underground station and Vauxhall underground and National Rail stations (Zone 1), this property is ideal for professionals working in Central London and the City.





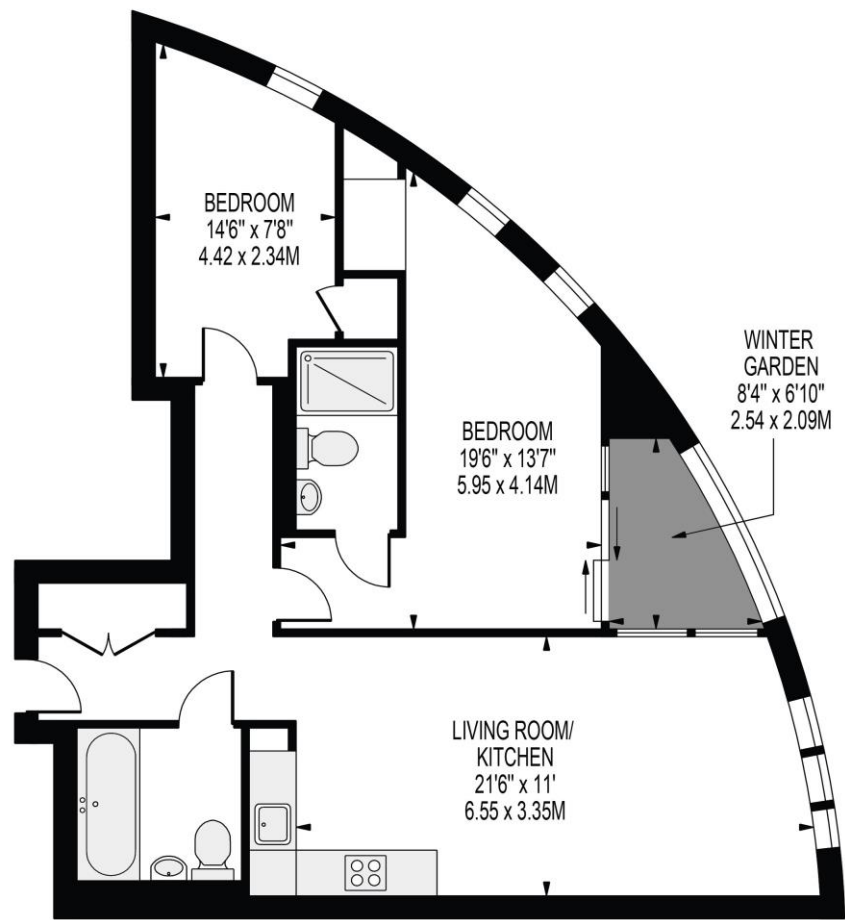
Property Features:

- Two Bedrooms
- Two Bathrooms
- 16th Floor
- 776 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- Roof Terrace & Communal Gardens
- Residents' Gym & Bicycle Storage
- Nine Elms Underground Station (Northern Line, Zone 1)



16th Floor

Approx gross internal area: 776 sq/ft - 72 sq/m



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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Terms & Conditions:

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Asking Price:	£800,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£532.71 (per annum) for the year 2024
Service Charge:	£6,161.90 (per annum) to June 2024
Anticipated Rent:	£3,683.00 pcm Approx. 5.5% Yield

Viewings:

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

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