



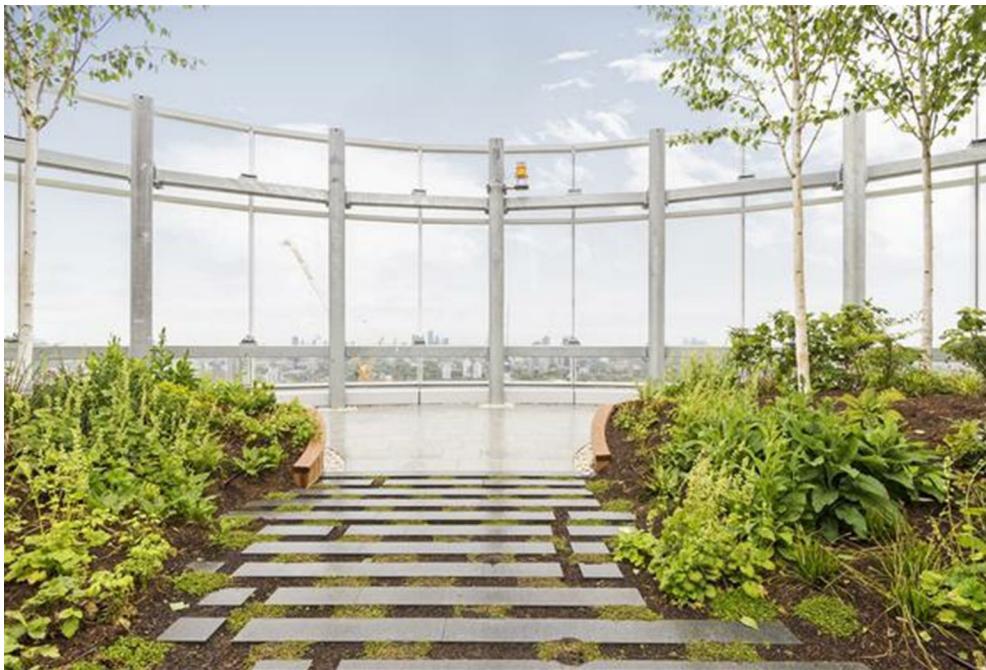
Sky Gardens, 155 Wandsworth Road,  
Vauxhall, SW8

Asking Price £850,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A stylish 2 double bedroom apartment located on the 19th floor with lift, of approx. 713sq.ft (66sq.m) for sale in the Sky Gardens development. This property has floor to ceiling windows and fantastic views. Further benefits include an open plan reception room, integrated kitchen, a Winter balcony, 2 luxury bathrooms (1 en-suite), comfort cooling to the reception and bedrooms, under floor heating and access to a smart gymnasium located in the 8th floor sky garden along with a 24 hour concierge.

The development is located almost directly opposite the entrance to Nine Elms Tube station as well as being a few minutes walk to Vauxhall underground and national rail.

## Key Features

- 24-HOUR CONCIERGE
- FLOOR TO CEILING WINDOWS
- 35TH FLOOR COM. ROOF TERRACE
- AIR COOLING
- GYM
- WINTER BALCONY

## Terms

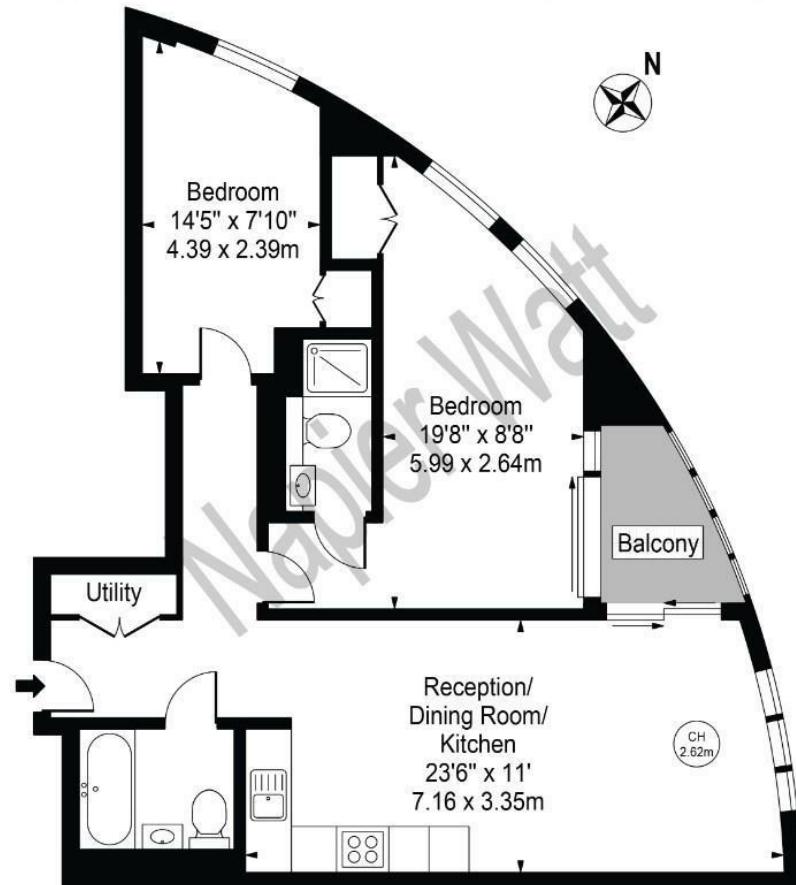
Service Charge: £5686.76 PA. Reserve Fund £646.76 PA.

Leasehold: 990 Years Remaining.

Ground Rent: £532.71 PA.

## Sky Gardens

Approx. Gross Internal Area 713 Sq Ft - 66.24 Sq M



## Nineteenth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.