

Sky Gardens, Wandsworth Road, Nine Elms, SW8

Asking Price: £650,000

Benham & Reeves

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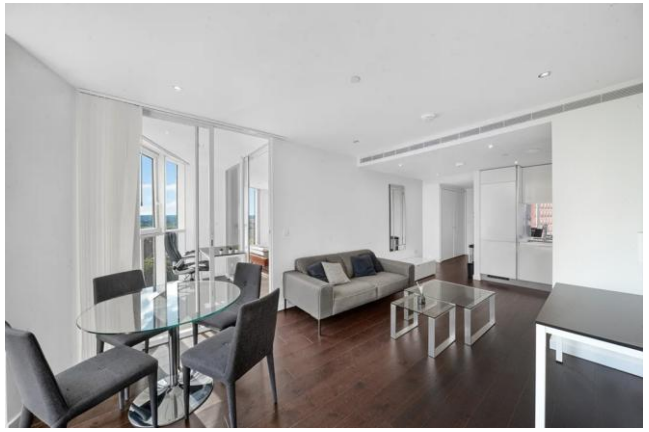
2 Bedroom (s) 2 Bathroom (s) Leasehold

This remarkable two bedroom, two bathroom apartment is located on the 14th floor of Sky Gardens in Nine Elms, a luxury residential development completed in 2017.

Arranged over approximately 726 square feet of living space, this fabulous apartment benefits from a large open-plan kitchen/reception room leading to a private winter garden, with the kitchen area fully fitted with integrated appliances. There are built-in wardrobes to the principal bedroom as well as an en-suite shower room, a second double bedroom, a stylish bathroom and ample storage. 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.







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Property Features:

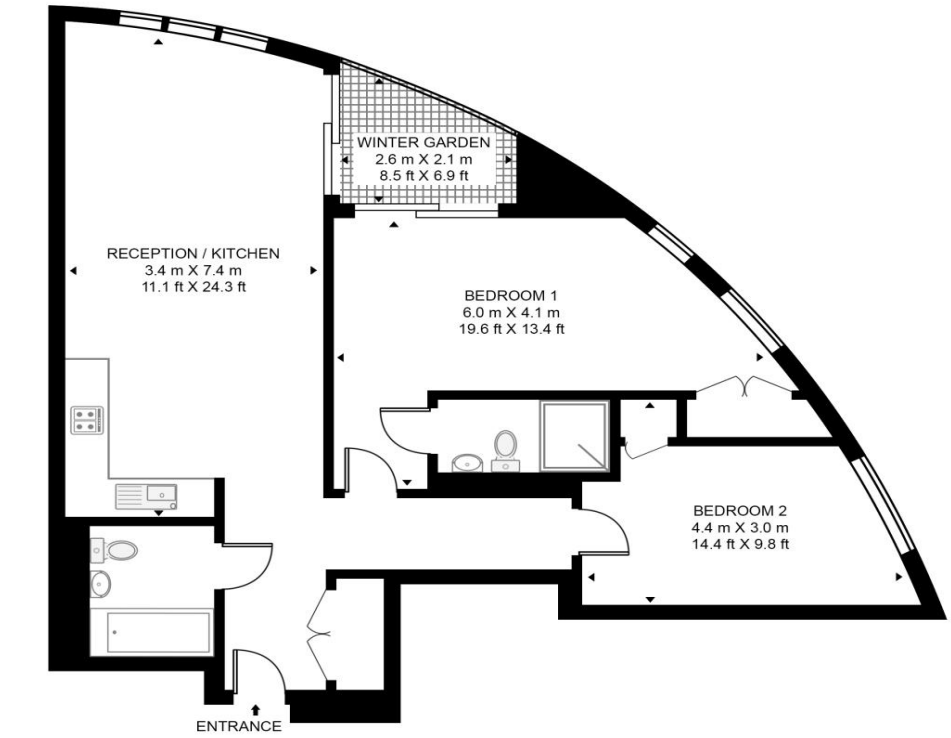
- Two Bedrooms
- Two Bathrooms
- Winter Garden
- 726 Square Feet (approximate)
- Concierge
- Roof Terrace & Communal Gardens
- Gym & Bicycle Storage
- Vauxhall Station (Zone 1)

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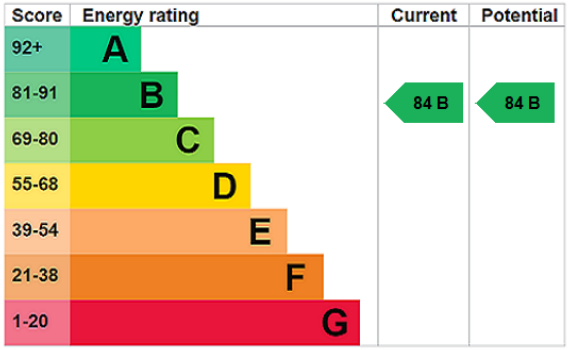
SKY GARDENS, WANDSWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 726 SQ.FT (67.5 SQ.M)

(INCLUDING WINTER GARDEN 773 SQ.FT (71.8 SQ.M)



FOURTEENTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

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

Asking Price:	£650,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 990 Years Remaining
Ground Rent:	£532.71 (per annum) for the year 2026
Service Charge:	£6,343.52 (per annum) for the year 2026
Anticipated Rent:	£3,500.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: KEW250118

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W: www.benhams.com

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