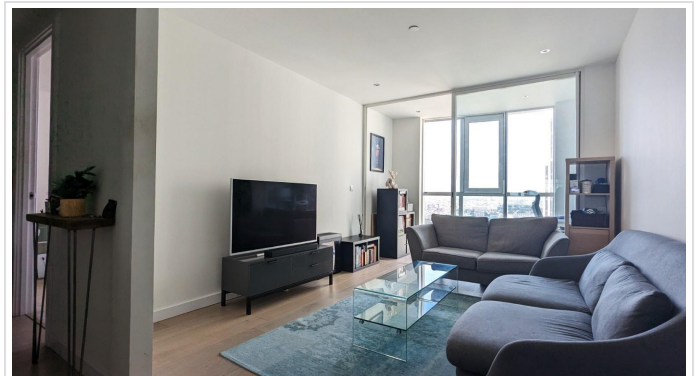
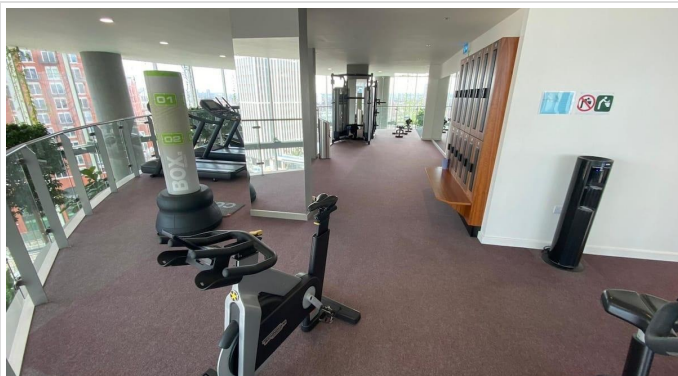
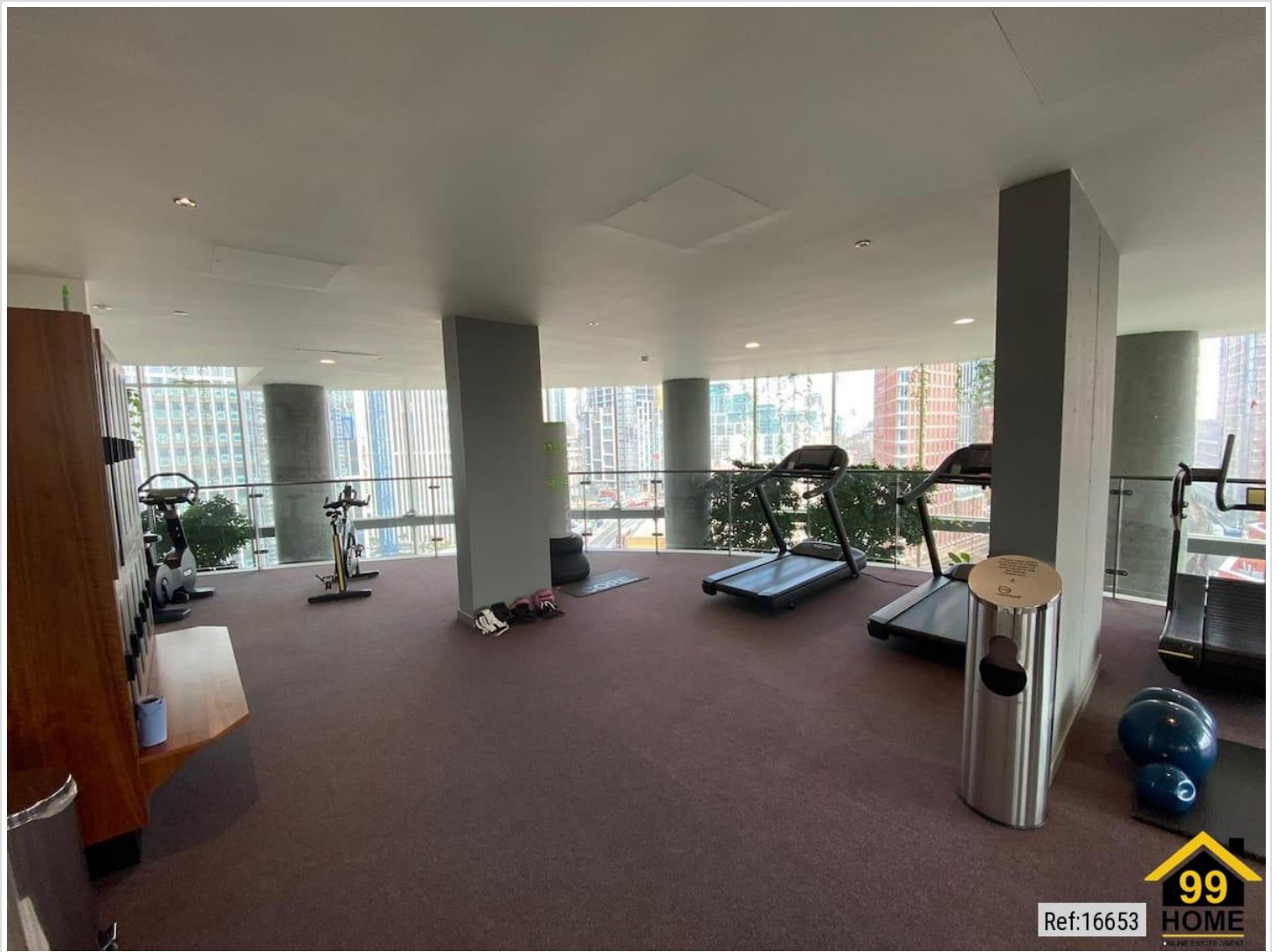
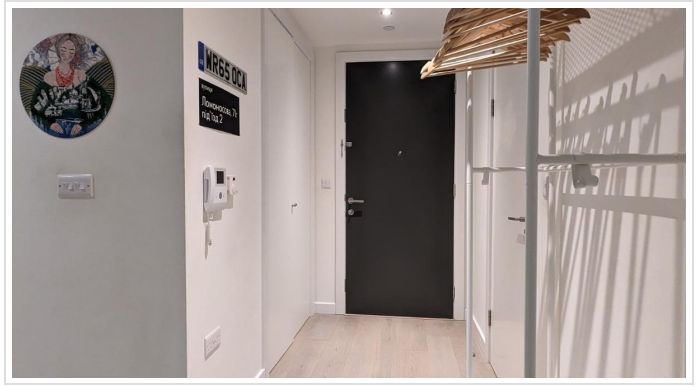


1 Bed Apartment In 155 Wandsworth Road, Sky Gardens, Nine Elms, London,
SW8 2FY £2,900 Monthly





SHORT DESCRIPTION

Property Ref: 16653 Amazing living opportunity now available in Central London: A one-bedroom luxury, modern and bright apartment on the 24th floor of the impressive Sky Gardens development located in Vauxhall SW8. This apartment includes an open plan living and dining space, a fitted kitchen with integrated appliances (large fridge, dishwasher and induction cooker), fitted bedroom storage, a stylish bathroom suite and a private winter garden. The apartment is fully furnished, including 1 fully dressed king size bed and 2 nightstands; 2 couches and 1 glass coffee table, and a 38inch Samsung TV. Residents have access to a 24 hour concierge service, an eighth floor gym overlooking manicured gardens and a roof top garden with an incredible 360 degree view of the London skyline. Sky Gardens is in the PERFECT CENTRAL LOCATION near Nine Elms Station (2 minutes walking, Northern line), Vauxhall station (5 minutes walking, Victoria line and train), Stockwell station (8-10 minutes walking, Northern and Victoria line), multiple bus stops (1-5 minutes walking) and the river bus at Vauxhall St George Wharf Pier (6-8 minutes walking, RB1 | RB2). There are various grocery shops incl. a huge Sainsbury's in front of the Sky Gardens development, a Tesco Express and a Little Waitrose, all within walking distance. There are also plenty of restaurants, pubs, hairdressers, doctors, GP surgeries, corner shops, schools within 5-10 minutes walking distance. The Thames is within a 6-8 minute walk. The London Eye, Westminster Palace, Battersea Power Station, Battersea Park and Clapham Common are also within a radius of 2 km | 1.3 miles away. The property is managed by a private landlord who lives in London and lived in Sky Gardens with great pleasure. Property Type: Apartment Full Renting price: £2900.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: E EPC rating: B Measurement: 495 sq.ft. Outside Space: Communal Garden Heating Type: Underfloor Heating -----



Bed Room(s)



Bath Room(s)

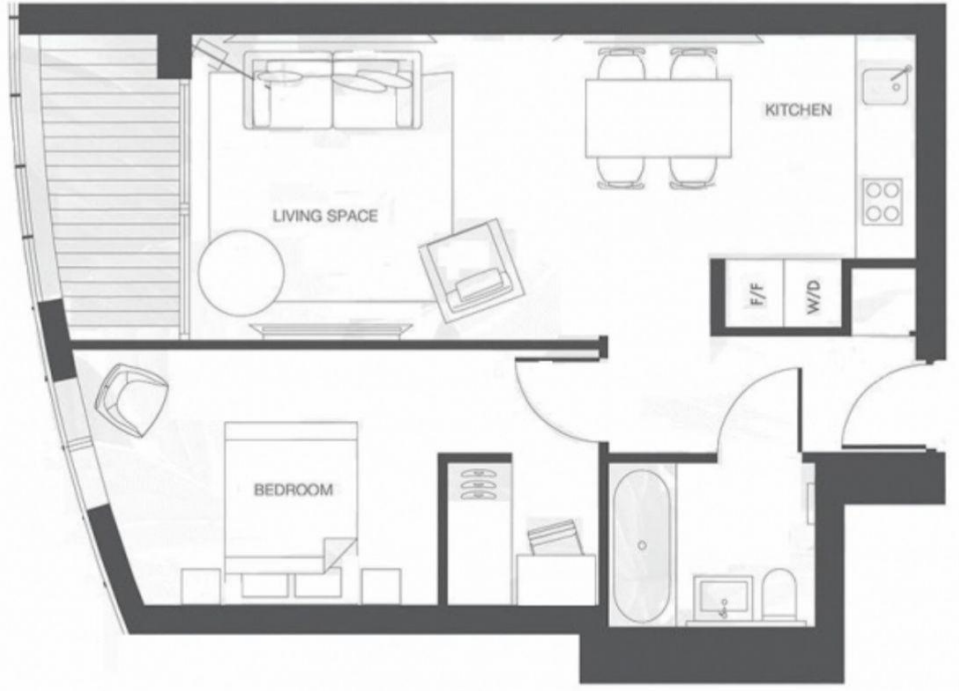


Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

SKYGARDENS, NINE ELMS, LONDON SW8
GROSS AREA 495 SQ FT / 46 SQM



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.
 See [how to improve this property's energy efficiency](#).

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		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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