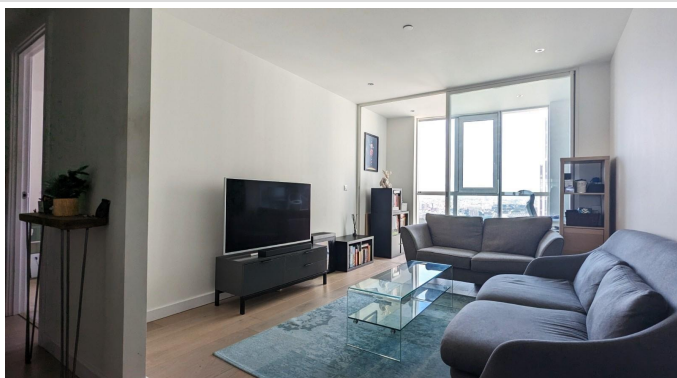
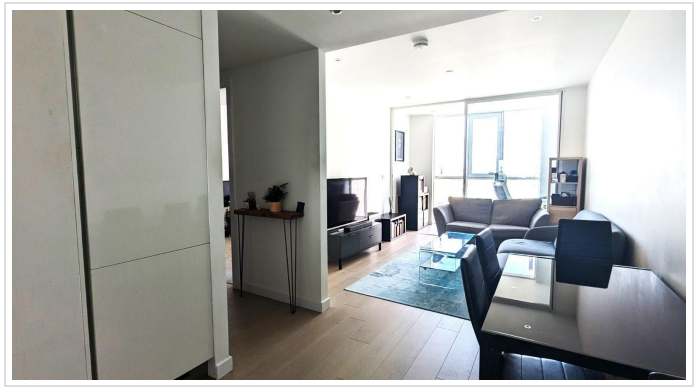




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1 Bed Apartment In 155 Wandsworth Road, Sky Gardens, Nine Elms, London,  
SW8 2FY £2,800 Monthly





## **SHORT DESCRIPTION**

Property Ref: 16653 • 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: £2800.00 Pricing Options: Guide Price Council tax band: E EPC rating: B Measurement: 495 sq.ft. Outside Space: Communal Garden Heating Type: cooling and the 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.



## 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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