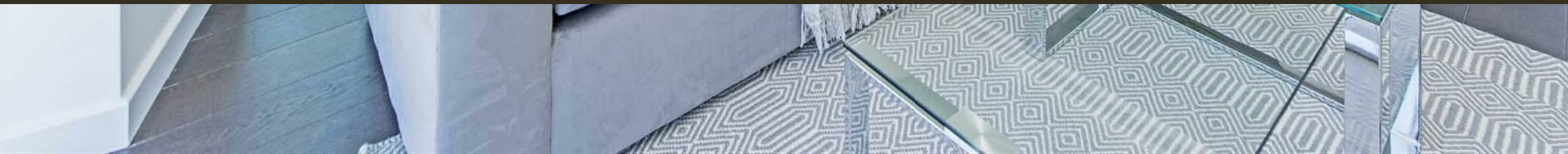




Sky Gardens, Nine Elms  
London SW8

GARTON JONES.COM



# Sky Gardens, Nine Elms London, SW8

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## £1,000,000 Leasehold

A sub-penthouse, 2 double bedroom apartment (33rd floor with lift) of approx. 731sq.ft (67.9sq.m). This property benefits from floor to ceiling windows and the most spectacular views across London. Comprising an open plan reception room, integrated kitchen (Smeg appliances), Winter garden, 2 luxury bathrooms (1 en-suite), comfort cooling and under floor heating. Residents will also have access to a state of the art gymnasium located in the 8th floor, a 24 hour concierge and residents roof top garden ( 34th floor) offering panoramic views. Sky Gardens is well located for access to the transport links of Vauxhall, including rail, tube, bus and a river taxi services. The local amenities include Waitrose, Sainsbury's, Argos, Starbucks and the various restaurants at St George Wharf.

Lease: 999 Years  
Estimated Service Charge: £4.25psf  
Ground Rent: £400pa

- 731sq.ft (67.9sq.m)
- 2 Double Bedrooms
- Open Plan Reception Room
- Integrated Kitchen
- 2 Luxury Bathrooms (1 En-Suite)
- Winter Garden
- South West Views
- 24 Hour Concierge
- Interiors Designed by yoo Studio
- Moments from Vauxhall Transport Links & Opposite The Forthcoming Nine Elms Tube Station



EPC certificate available on request.

Living / Kitchen	6.5m x 3.4m	21'3"ft x 11'2"ft
Master Bedroom	5.1m x 4.2m	16'8"ft x 13'9"ft
Bedroom Two	4m x 2.4m	13'1"ft x 7'10"ft
Ensuite	2.4m x 1.4m	7'10"ft x 4'7"ft
Bathroom	2m x 2.1m	6'6"ft x 6'10"ft
<b>NET SALEABLE AREA</b>	<b>67.9 SQ M</b>	<b>731 SQ FT</b>

Winter Garden	4.2 SQ M	45 SQ FT
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