



SKY GARDENS

- NINE ELMS • SW8 -

An exclusive collection of just six apartments for shared ownership
in this prestigious Nine Elms development.



BUY A SHARE OF THE HIGH LIFE

Sky Gardens, Nine Elms, is a breathtaking statement of contemporary urban living in one of London's best connected and emerging riverside neighbourhoods.

Optivo is proud to present an exclusive collection of just six, exquisite, one and two bedroom apartments, for shared ownership at this superior new address.

Built to exacting standards by the internationally celebrated Yoo Design Team and with superb finishes throughout, these stunning new homes at Sky Gardens feature high specification, for modern London living.

Located on Wandsworth Road, Sky Gardens sits on the Nine Elms border with Vauxhall, in vibrant south west London. This is a rare opportunity to be part of this highly anticipated development and the wider exciting Nine Elms transformation.

Directly opposite the development you'll find Sainsbury's Nine Elms Superstore for everyday shopping, as well as a Habitat, Argos and Pharmacy close by.

Sky Gardens boasts an array of totally unique characteristics, though none more striking both inside and out than the organic communal gardens on the eighth floor and roof top. These sublime spaces are open exclusively to residents and their guests, for daytime relaxation and watching the sunset over the Capital.

In addition, all apartments benefit from their own winter gardens which take in sweeping panoramic views across London.

At Sky Gardens you truly sense that you are in the heart of this exciting 21st century urban development and you'll be part of its vibrant and dynamic future.



Computed generated image is illustrative only.



Left hand page: Sky Gardens building. Clockwise from above left: Organic communal gardens on the eighth floor; Vauxhall station; Sunset drinks on resident's private balcony; Sainsbury's Nine Elms Superstore.

ON CLOUD NINE (ELMS)

At Sky Gardens you have the Capital on your doorstep.

Located in Nine Elms, home to the iconic Battersea Power Station and with spectacular views across Westminster, the City and Canary Wharf, Sky Gardens is a statement lifestyle.

Nine Elms is one of the largest urban regeneration projects in Europe and the area is going through an incredible transformation to become a shining example of world-class urban redevelopment, creating a new landmark riverside district for central London.

Battersea Power Station sits at the forefront of this magnificent regeneration and is currently being transformed into a cultural hub for arts, entertainment and public spaces.

Living at Sky Gardens you are perfectly placed to explore some of the best cultural gems London has to offer, including The South Bank Centre, Borough Market, Tate Modern and the Globe Theatre, to name a few. Chic shopping, cool cafes and world class restaurants can also be found in nearby Chelsea.

Battersea Park, just 15 minutes away by bus, is one of the most historic and popular parks in London, sprawling across 200 acres. Stroll through the Old English Garden before enjoying a summer's picnic, or enjoy one of the more energetic pursuits on offer; such as a morning jog or a cycle ride along the Thames.

Just four minutes away by train is vibrant Brixton, a go-to destination for foodies, clubbers, and culture vultures alike. In addition, popular Clapham, reached in just 11 minutes by tube or train, boasts a wide range of high street shops, supermarkets, bars, cafés, gyms and restaurants.

New Covent Garden Market is also due to be transformed and opened up to hundreds of stores and traders, with the aim of rivaling the existing popular local farmers' markets at Borough and Pimlico.

Your new home at Sky Gardens is part of an exciting new beginning.



Clockwise from top left: Pleasure Gardens; Bedales of Borough, Borough Market ; Vauxhall Station; The City; Richmond Park, Waterloo East; Brixton Village Market; aerial view of the Thames. All travel times are approximate. Source: tfl.gov.uk and Google Maps

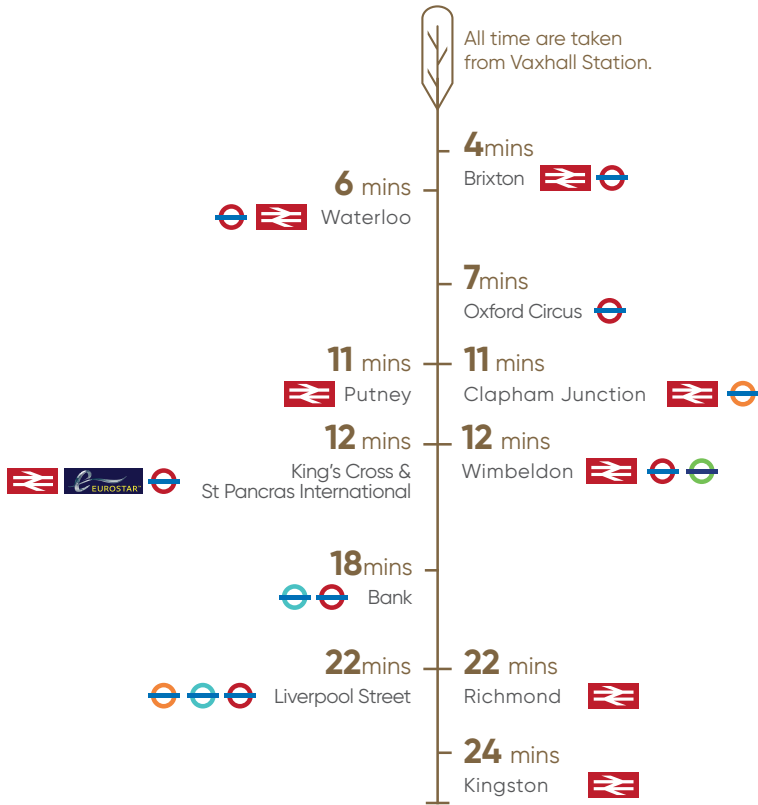
SUPERBLY CENTRAL

Vauxhall rail and tube station is just 8 minutes' walk from Sky Gardens.

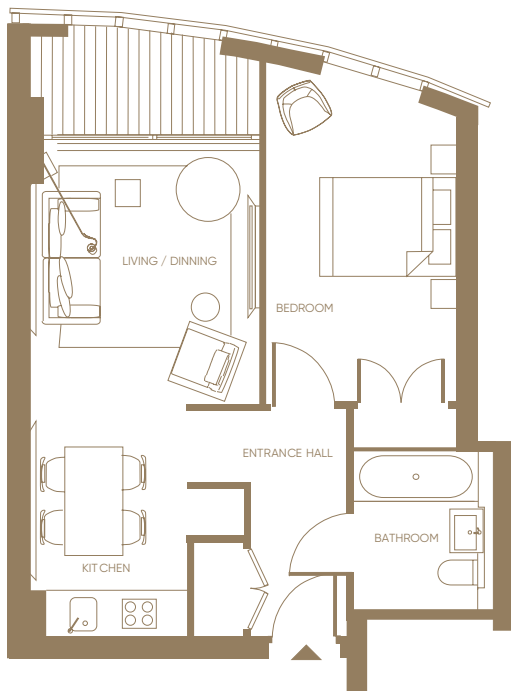
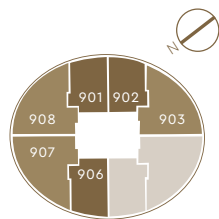
Located in Zone 1, Vauxhall Station sits in the heart of London's Underground network. The Victoria Line connects to destinations across the City, offering rapid services to the West End, City and four of London's most important and far-reaching mainline stations - Victoria, Euston, King's Cross and St Pancras International.

Fancy a more scenic morning commute? Catch The Thames Clipper river bus service into the City, which offers daily commuter services between eastern and central London.

Vauxhall National Rail station provides quick access to a number of further transport hubs, including London Waterloo and Clapham Junction. In addition, the Northern Line is being extended to Battersea, with two new stations (Nine Elms and Battersea) opening in 2020.



All travel times are approximate. Source: tfl.gov.uk and Google Maps

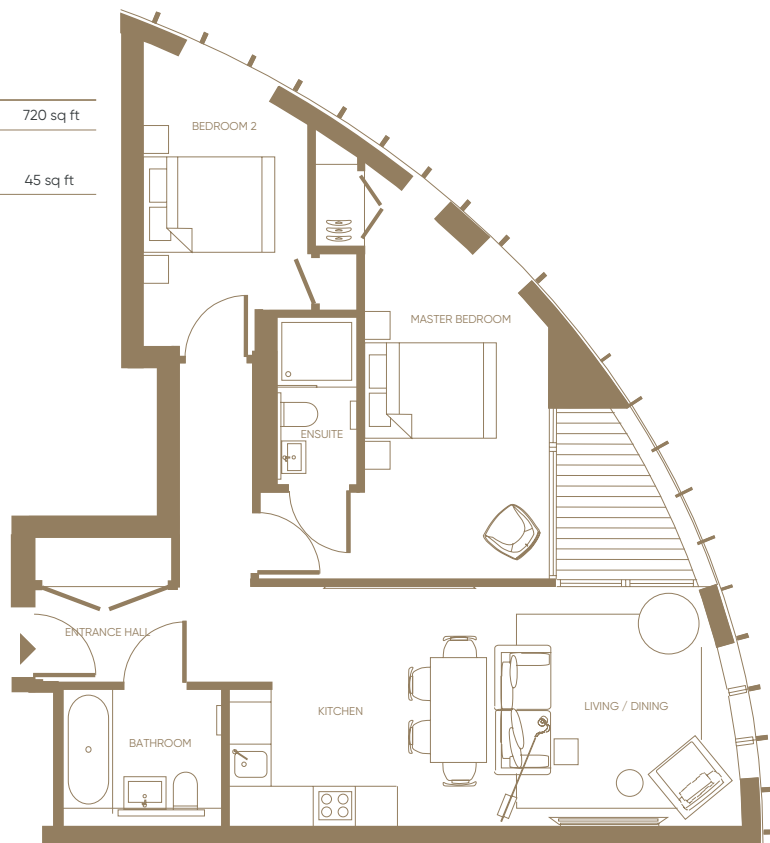


APARTMENTS 901(H) | 902 | 906

GROSS INTERNAL AREA	44.6 sq m	480 sq ft
Winter Garden	4.7 sq m	51 sq ft

APARTMENTS 903 | 907 | 908(H)

GROSS INTERNAL AREA	66.9 sq m	720 sq ft
Winter Garden	4.2 sq m	45 sq ft



(H) = Handed

SUPERIOR SPEC

Each of the shared ownership apartments at Sky Gardens is intelligently designed to include the high specification you would expect from a contemporary city dwelling, hand-selected for a modern lifestyle.

With a range of low maintenance fixtures and fittings, superb finishes throughout and abundant natural light, each apartment is a unique example of highly liveable, considered and visually stunning contemporary design.

KITCHEN

- Hacker fitted units finished in high gloss white
- Brushed steel door handles
- Integrated appliances:
 - Multi-function electric fan oven
 - Ceramic hob
 - Stainless steel extractor hood
 - Full height 50/50 fridge/freezer
 - Washer/dryer
 - Dishwasher
- Stainless steel 1 ½ bowl and drainer
- Blanco Palace Eco chrome finished deck mixer tap
- Grey Slate effect work top

BATHROOM & EN-SUITE

- Roca sanitary ware finished in brilliant white
- Ideal Standard Ceraplan basin mixer tap
- Over-bath thermostatically controlled shower
- Shower screen
- Close coupled dual flush WC
- Heated towel rail
- 'Chocolate' ceramic wall tiles – full height to bath and half height behind washbasins and WC
- 'Chocolate' ceramic floor tiles

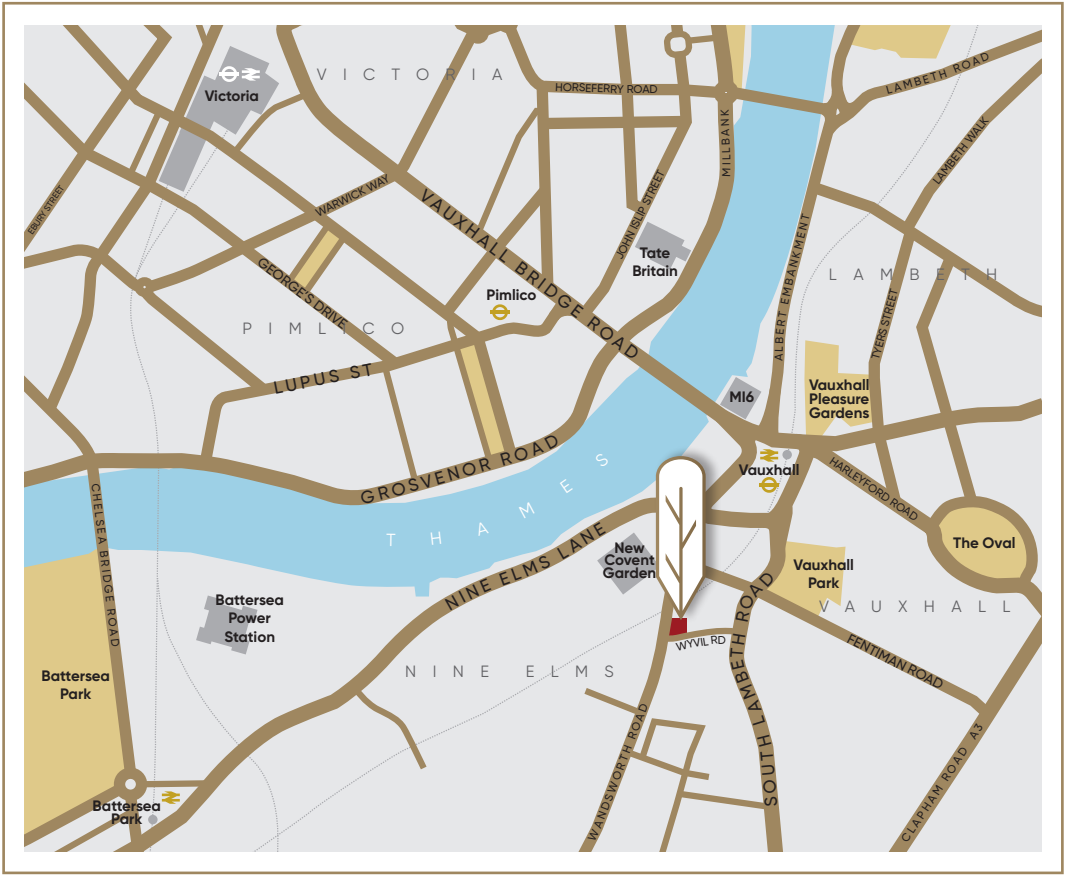
- En-suite to master bedroom (2-bedroom apartments only):
 - Shower with frameless screen
 - WC and wash basin

GENERAL

- Harrogate Twist cool grey carpet fitted to bedrooms
- Timber flooring to hallway, living room and kitchen
- Contemporary flush-fronted interior doors finished in gloss white
- Stainless steel door furniture
- Double glazed windows
- Winter garden to all apartments
- Underfloor heating via communal supply
- Sky Plus fitted (subscription required) and Freeview HD television to living room and master bedroom
- Whole-house ventilation system
- Dedicated fire detection alarm panels, detectors and sounders
- Two lifts to all floors
- Audio visual entryphone system to each apartment
- CCTV
- Organic communal gardens on the eighth floor and roof top
- Private residents' gymnasium



Photographs from a previous Optivo development.



For more information

0800 012 1442

These particulars are set out in good faith and are intended to give a general idea of property types but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on interior finish. By the time you read this, some of the details may have changed because of the Optivo policy of continually updating and improving design features. Therefore, please be sure to check the plans and specification with a member of the Optivo sales team. May 2017.

