



## Legacy Building

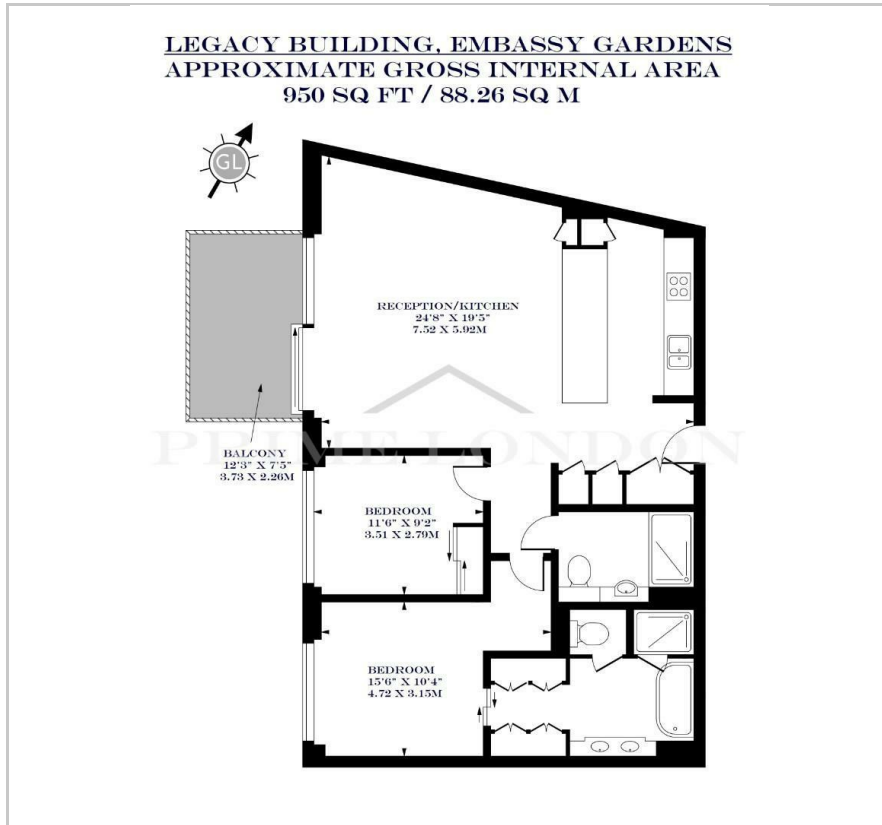
Embassy Gardens, Nine Elms, SW11 7AY

Asking Price £1,300,000

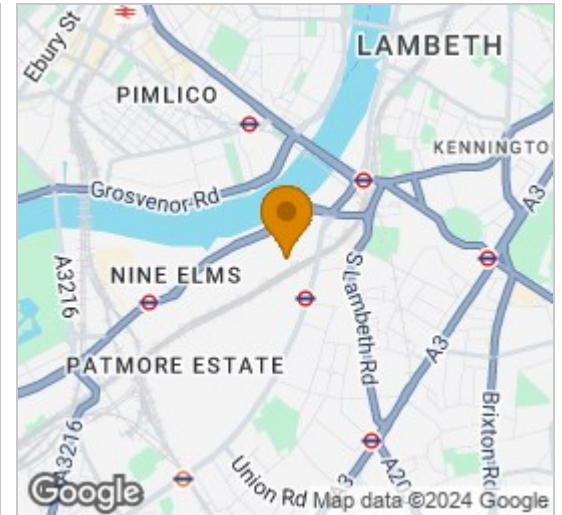




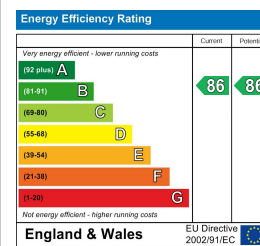
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

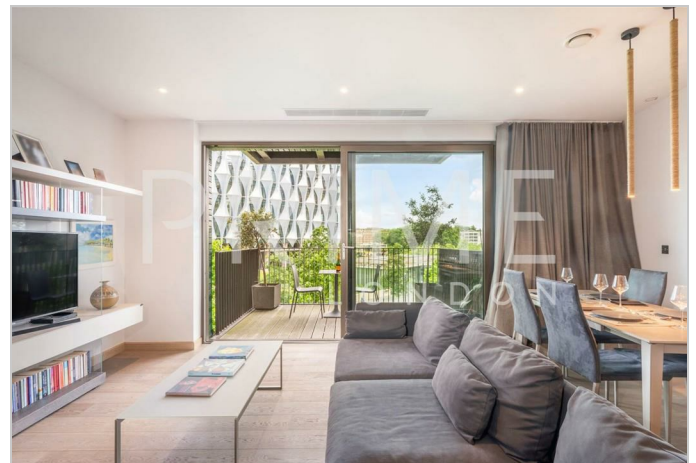
- Modern two bedroom two bathroom apartment ▪ 950 sq ft / 88.26 sq m
- Private balcony facing the river and Embassy ▪ Comes with a secure parking space
- Gym, sky pool & deck, jacuzzi ▪ 24 hour concierge and cinema

With an iconic and expansive view of the Embassy and curated gardens, this spacious and beautifully finished two-bedroom two-bathroom apartment of 950 sq ft / 88.26 sq m benefits from having a private balcony and is available for chain-free sale through Prime London Residential. The property also comes with a secure parking space.

The apartment comprises a well-designed open-plan kitchen, dining and living area leading to a private balcony overlooking the American Embassy and part of the River Thames, two double bedrooms with built-in storage (primary with a larger dressing area), two modern bathrooms (one of which is en suite), and plenty of storage. The property also benefits from having wooden flooring and comfort cooling.

Located on the banks of the Thames and near London's cultural South Bank, residents enjoy a wealth of the capital's finest attractions and amenities practically on their doorstep, and premium residents' facilities including an exclusive private club and health spa with a large gym and two swimming pools (including the iconic Sky Pool).

The transport links are also as good as it gets in the city, with access to both the new Nine Elms Northern Line underground station next to Battersea Power Station, and Vauxhall underground and rail stations.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.