

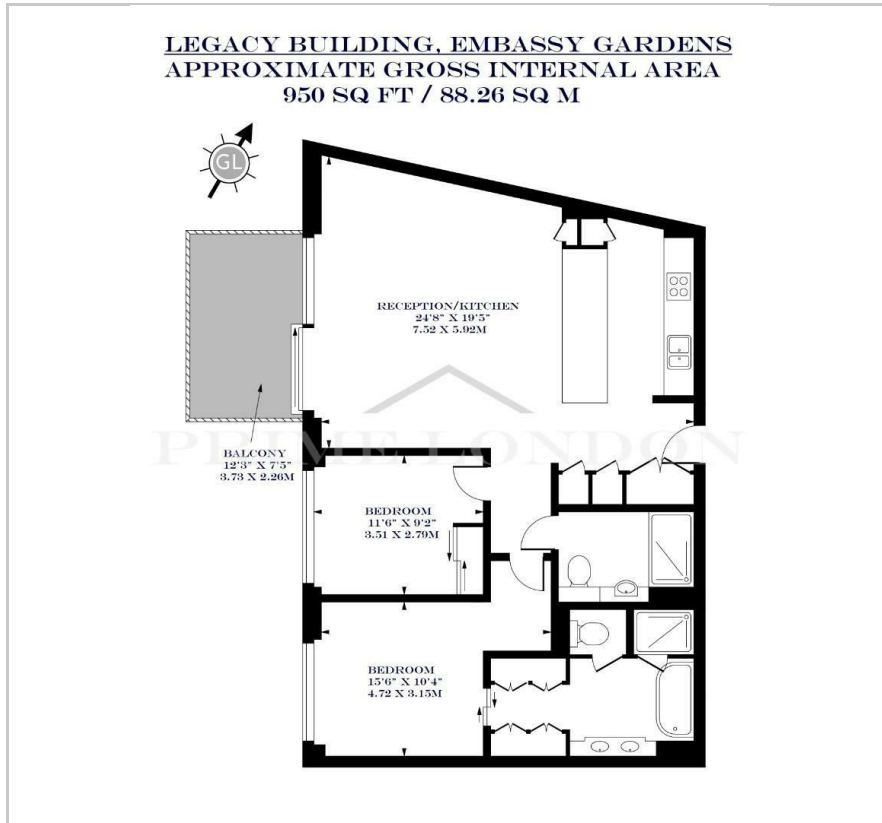
## Legacy Building

Embassy Gardens, Nine Elms, SW11 7AY

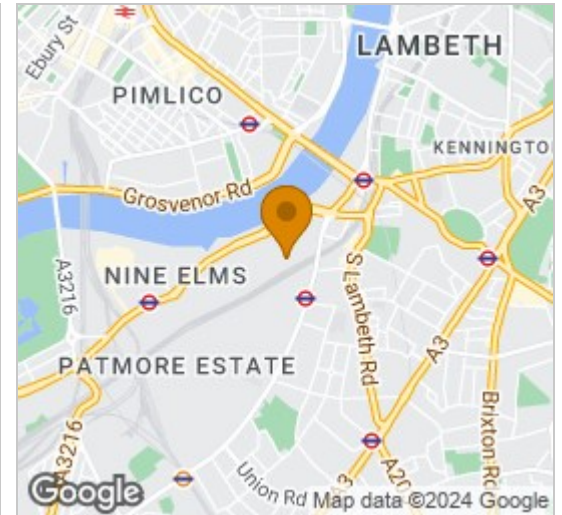
Asking Price £1,625,000



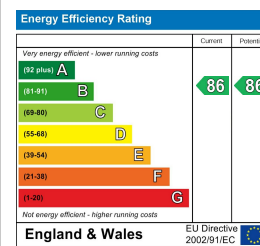
## Floor Plan



## 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.

- Spacious two bedroom ▪ 950 sq ft / 88.26 sq m apartment
- Comfort cooling and wooden flooring ▪ Large private balcony
- Swimming pool, gym, sauna, ▪ 24 hour concierge service cinema & lounge



Set on a high floor with great views of the River Thames, 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.



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