



Legacy Building
1 Viaduct Gardens, SW11

CHESTERTONS





This stunning apartment is set on the sixth floor of the renowned Legacy Building and is exquisitely finished to an exceptionally high standard.

Comprising a large light and bright open plan kitchen living room which leads out onto a sunny balcony with views over the Ravine garden, large double bedroom and a stunning bathroom, this apartment is in superb condition with the property being incredibly well looked after and having had limited (owner, no tenant) occupation since it was built.

The private facilities for residents are second to none. Embassy Gardens was built around luxury with the Legacy Building as its crown jewel. There is a 24-hour concierge, cinema screening room, library & lounge, business centre, dry cleaning service, yoga studio, 2 private gymnasiums and an indoor swimming pool.

The Legacy Building also has immediate access to the orangery and the world-famous sky pool, connecting the two Legacy Building towers on the 10th floor. Local Amenities are plentiful with options such as the BBC MasterChef-renowned Darby's restaurant, District coffee shop and The Alchemist cocktail bar, as well as a large Waitrose supermarket located within Embassy Gardens.

Nine Elms tube station, part of the Northern Line extension, has now opened and is a 5 minutes' walk from Embassy Gardens providing easy access into Central London. The transport links of Vauxhall Station are also within walking distance through the newly opened green spaces leading to Vauxhall.

- The Crown Jewel Building in Embassy Gardens
- Outstanding resident facilities
- 24 hr Concierge & Valet parking
- Superb condition with a light and bright feel throughout
- Private Balcony overlooking the Ravine Gardens

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Tenure: Leasehold 985 years 11 months
Service Charge: £5300 Per Annum
Ground Rent: £500 Per Annum
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

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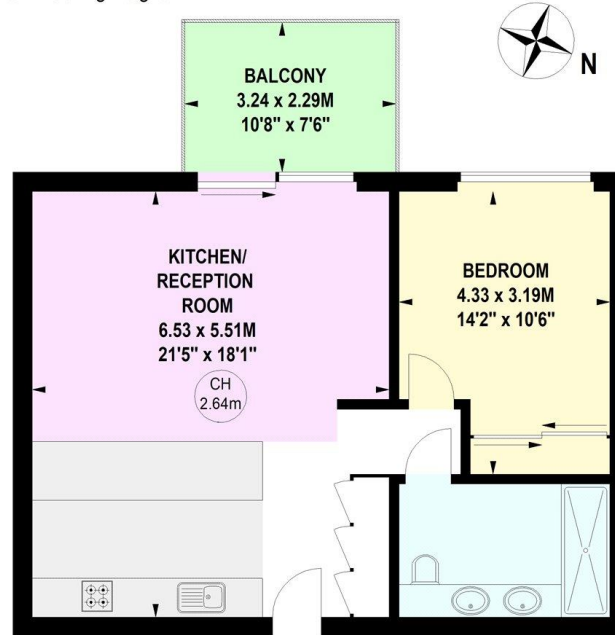
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Approximate gross internal area
58.99 sq m / 637 sq ft

Key :
CH - Ceiling Height



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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