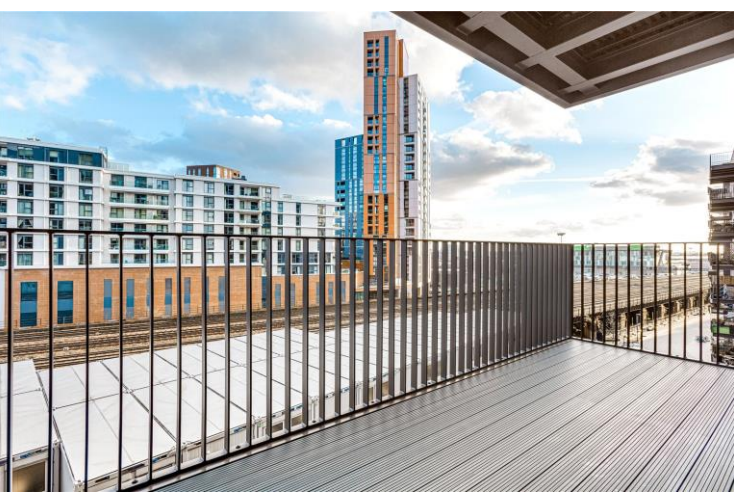




Legacy Building
1 Viaduct Gardens, SW11





Stunning three bedroom, two bathroom apartment with a large open plan kitchen/reception leads onto a private terrace that has direct views looking south. It's main bedroom contains a walk in wardrobe / stunning en-suit bathroom. The property further benefits from 2 double bedrooms and a family bathroom.

Embassy Gardens is home to destination retailers, creative businesses and an exclusive residents-only amenity offering like no other in London – including two state-of-the-art gyms, luxurious spa facilities, indoor pool, 24-hour concierge and the world-famous SkyPool. And now, with the arrival of The Modern this extraordinary place is complete. Bold, 21st Century apartments in a building and a district where every detail has been designed for an easier, more connected, more enjoyable, and more contemporary way of life.

Apartments that embody the best in new British design. The Modern at Embassy Gardens offers a fresh, luxurious and highly contemporary take on apartment living in London right now. The Modern features 21 floors of light-filled, and contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Embassy Gardens and the Linear Park.

Embassy Gardens is London's new diplomatic precinct on the riverside, the residential and commercial centrepiece of the Nine Elms Regeneration Area. With the relocation of multiple embassies to this area, one of the most ambitious urban rejuvenation plans in London's history has come to a successful fruition.

- Three Bedrooms
- Two Bathrooms
- Dual Aspect
- Large Balcony
- Resident Pool&Gym
- Concierge

£5,400 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Minimum Term: 12 months
Deposit Required: £7,476.92
Local Authority: Wandsworth
Council Tax Band: G
EPC Rating: To be confirmed
Furnished

Chestertons Battersea Park & Nine Elms Lettings

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 London
 SW11 3AU

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 02030408269
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Approximate gross internal area

100.9 sq m / 1086 sq ft



Key :
CH - Ceiling Height

Fourth Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
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