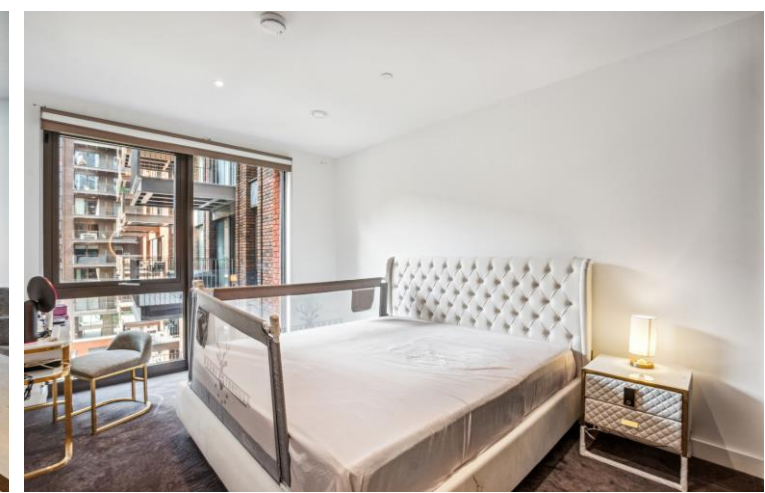
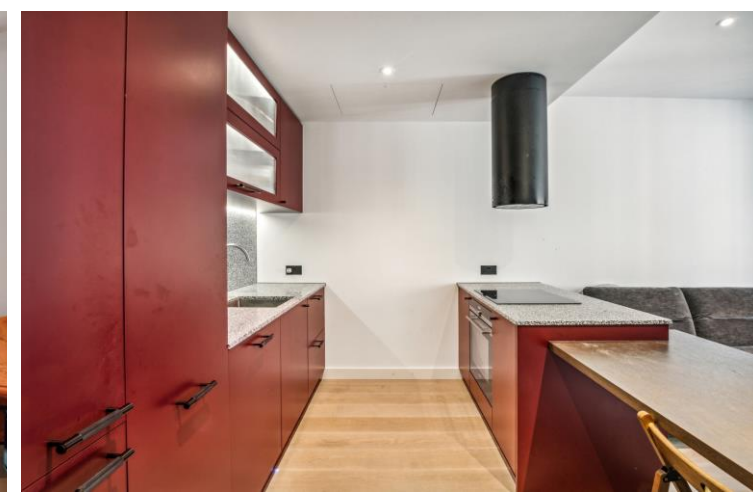




Legacy Building
1 Viaduct Gardens, SW11

CHESTERTONS





Spacious two bedroom, two bathroom apartment on the fifth floor of Embassy Gardens with a private balcony facing the communal gardens.

The apartment features a bright and spacious open plan reception and living which leads out to a large balcony overlooking the shared garden. The apartment further benefits two double bedrooms and two large bathrooms (one is en-suite).

Embassy Gardens offers exclusive residents-only amenities 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.

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 provides easy access into central London with both Nine Elms and Battersea Power Station tube stops just a short walk away.

- Fifth Floor
- Private Balcony
- Two Bedroom
- Two Bathrooms
- Offered Furnished
- Secure Development

£4,750 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

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £6,576.92
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

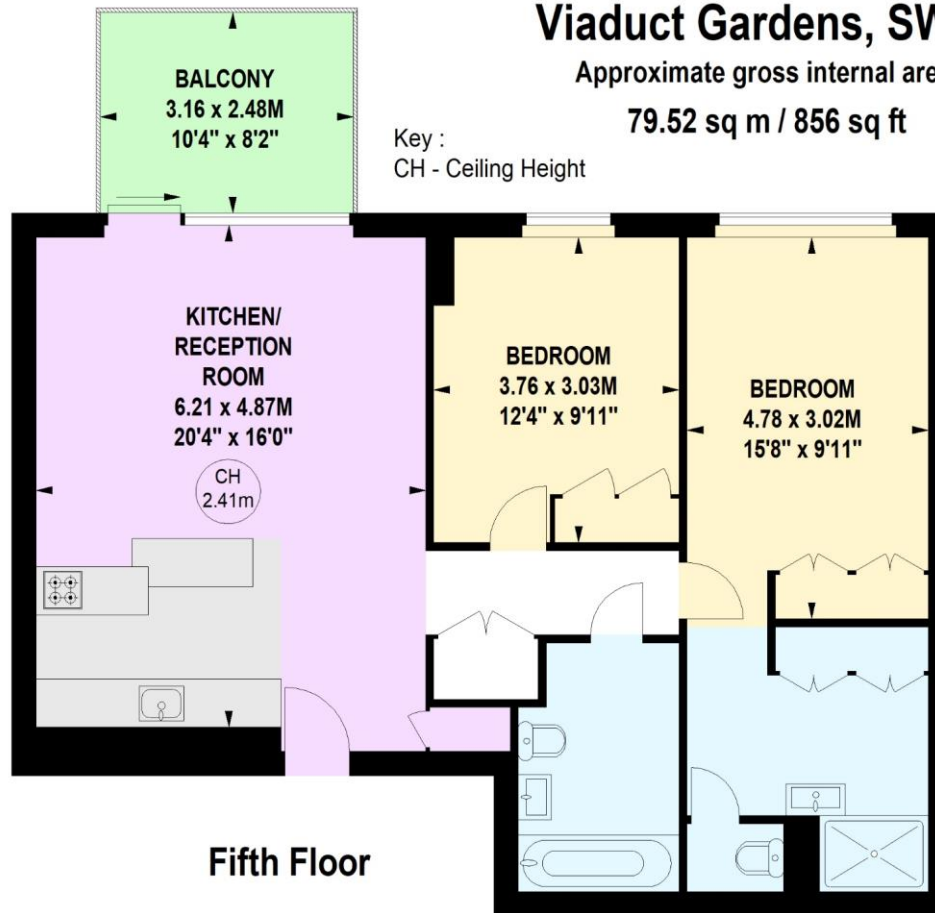
batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

Legacy Building, Viaduct Gardens, SW11

Approximate gross internal area

79.52 sq m / 856 sq ft

Key :
CH - Ceiling Height



**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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