

1 Viaduct Gardens London

A stunning two bedroom, two bathroom apartment set within the desirable Embassy Gardens development, Legacy Building overlooking the internal gardens. This sought after property benefits from stylish design and luxury finish. Appliances include a dishwasher, washer / dryer, wine cooler, underfloor heating & comfort cooling

Residents can take advantage of the wonderful communal facilities including the magnificent Sky Pool and Orangery, in addition to the residents gym, spa and cinema. The development is ideally located close to zone 1 transport links from Vauxhall Station & Nine Elms .

Approx. 986 years remaining on lease

Asking Price £1,150,000

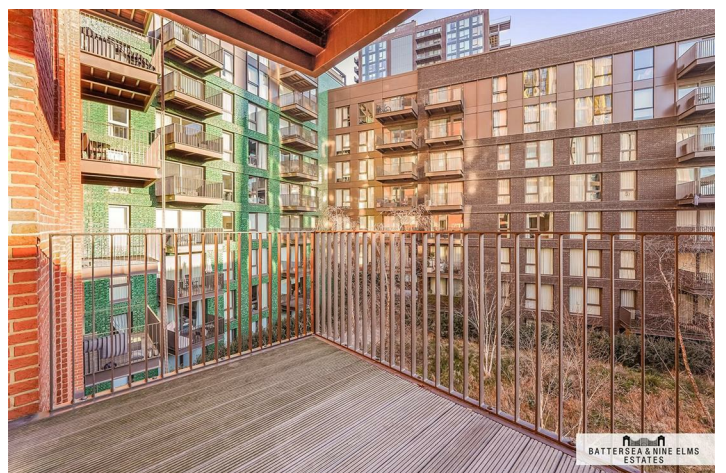
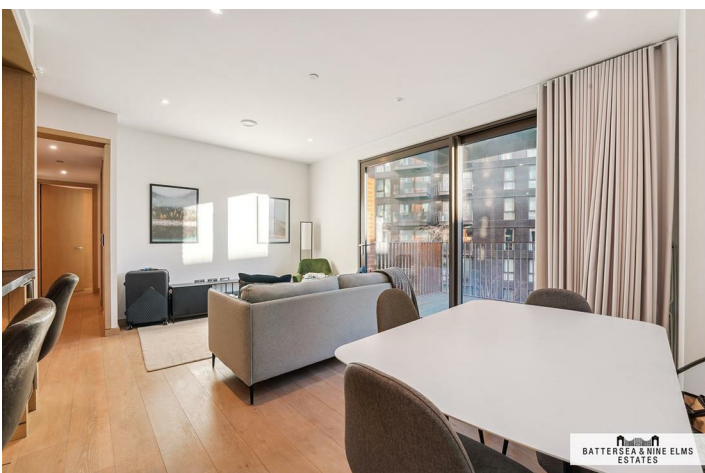
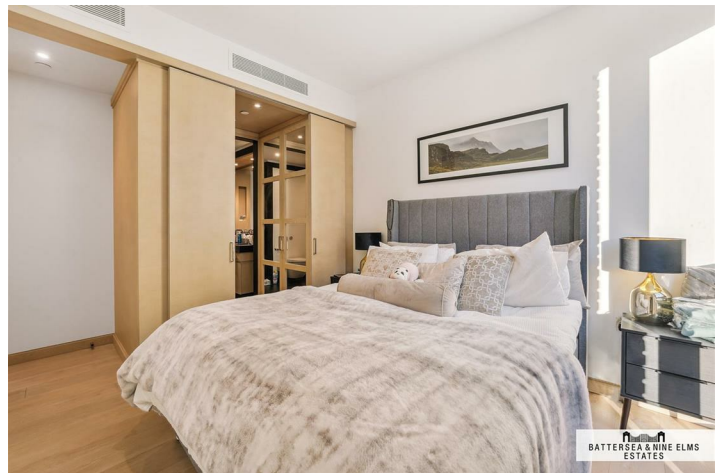
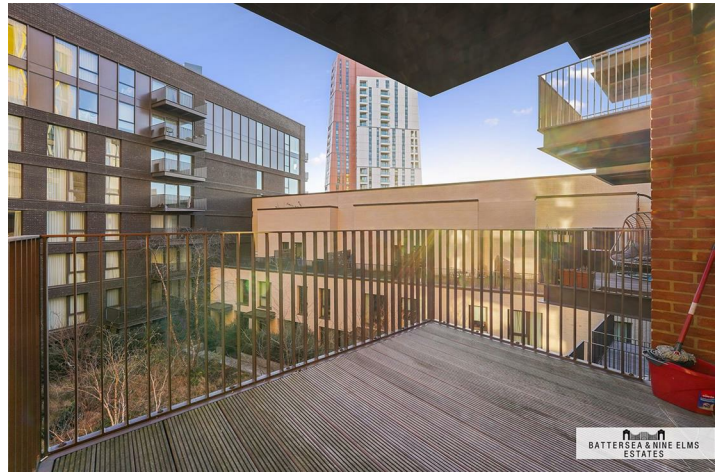
1 Viaduct Gardens London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Outstanding resident facilities
- Zone 1 transport links



[Directions](#)



**Legacy Building,
Viaduct Gardens, SW11**
Approximate Gross Internal Area
76.7 sq m / 826 sq ft

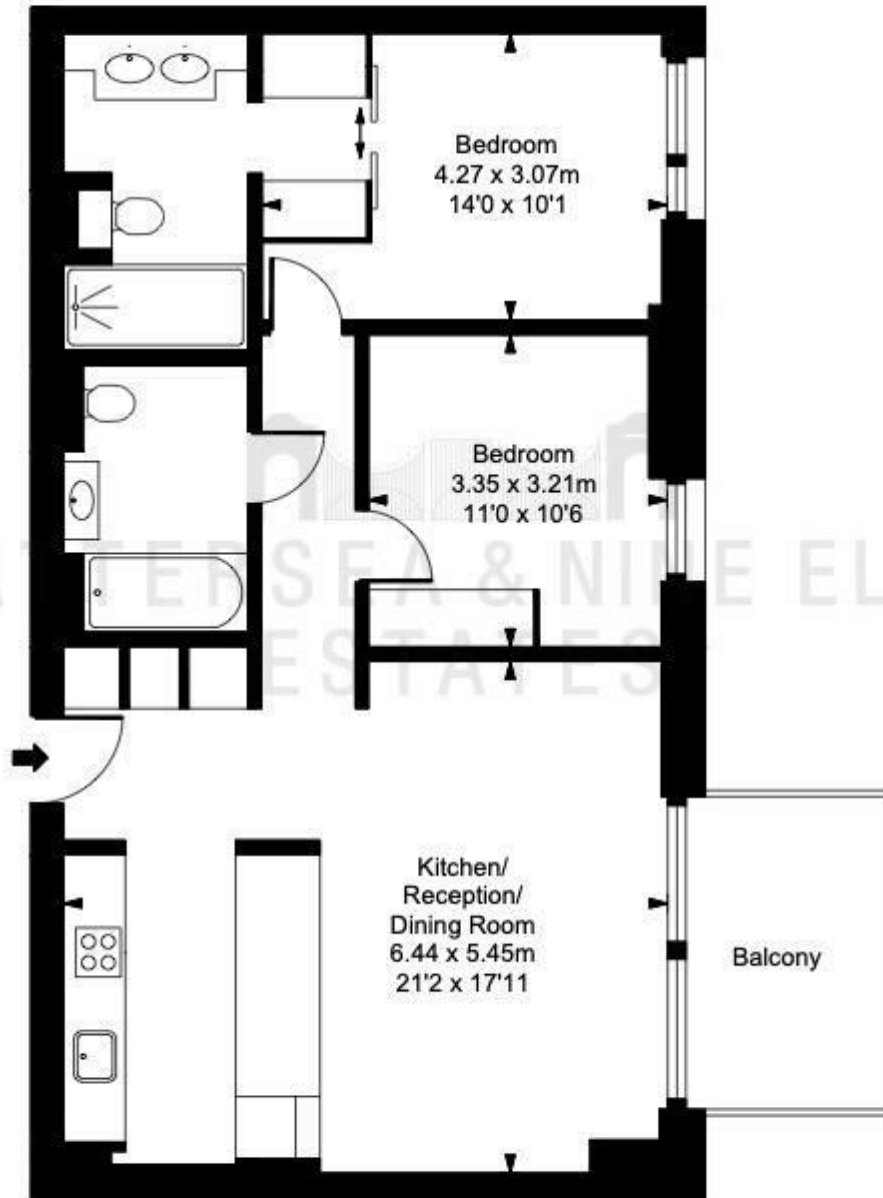


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	86	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			