

1 Viaduct Gardens London

This luxury two bedroom apartment is set within Legacy Building part of the sought after Embassy Gardens development. Situated a short walk to the River Thames, residents can benefit from excellent transport links from Vauxhall and Nine Elms Stations. On site communal facilities include a 24 hour concierge, indoor and outdoor swimming pools, residents gym, business lounge with meeting rooms and a private cinema.

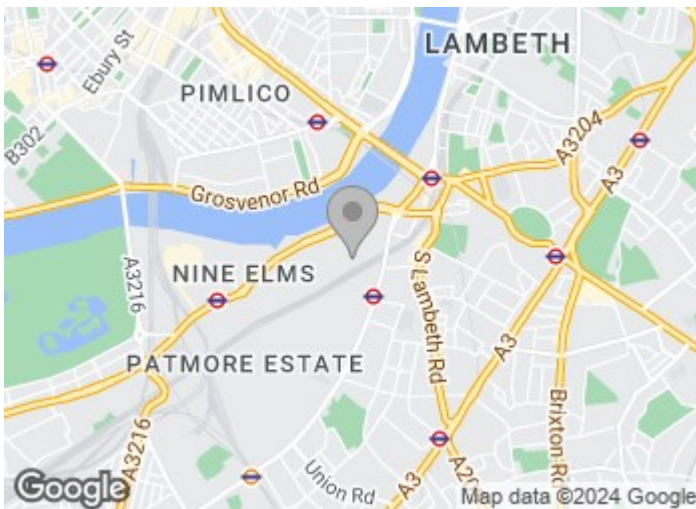
Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT

£900 Per Week

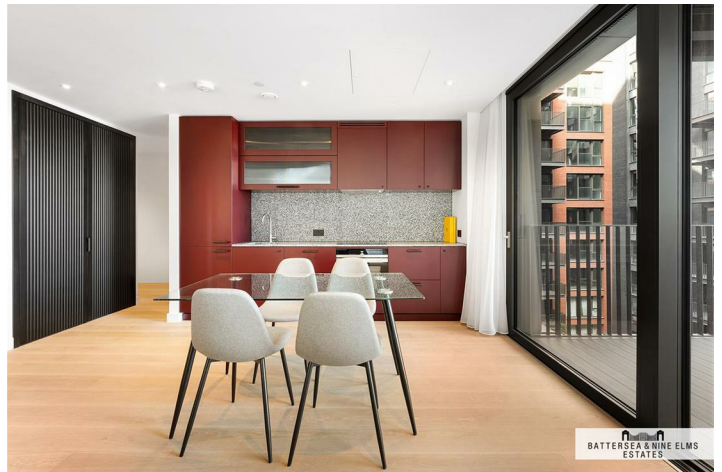
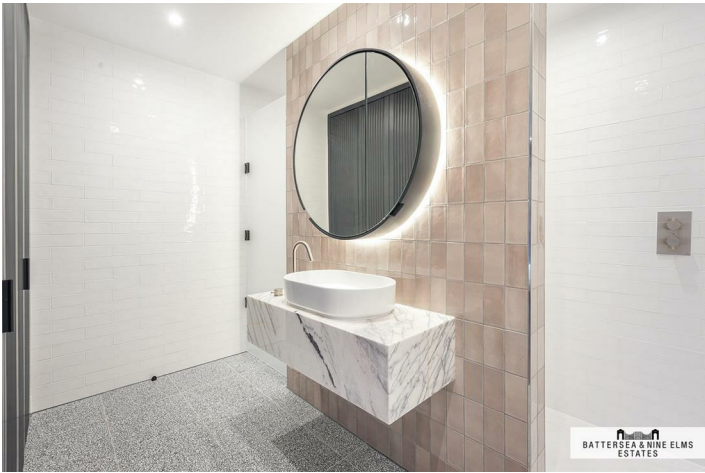
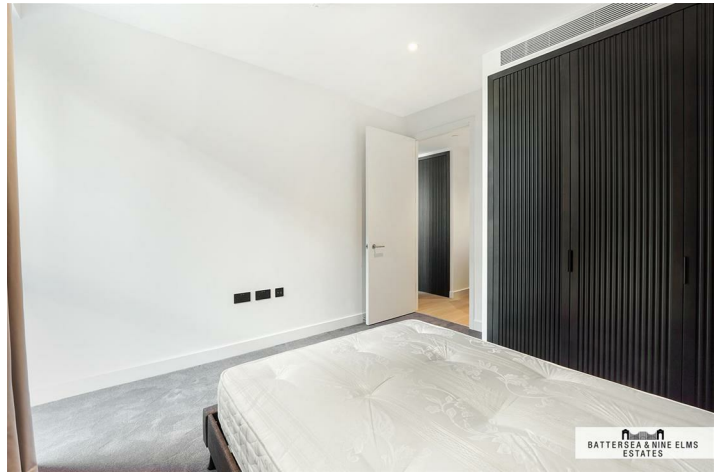
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- Comfort cooling & underfloor heating
- Dishwasher & combination washer/ dryer
- Luxury development
- 24 Hour concierge
- Outstanding resident facilities
- Zone 1 transport links



[Directions](#)



Modern Building,
Embassy Gardens,
Viaduct Gardens, SW11
Approximate Gross Internal Area
81.1 sq m / 873 sq ft

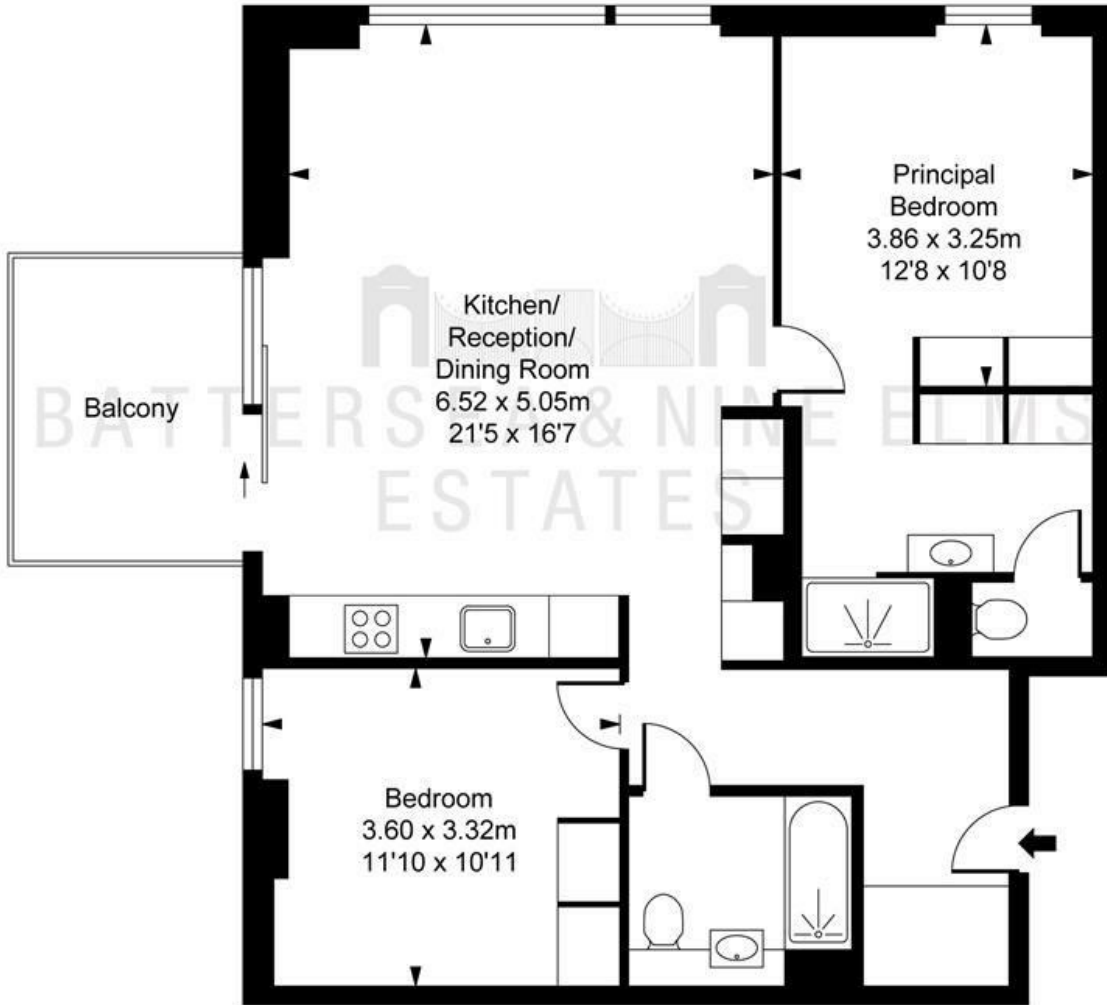


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC