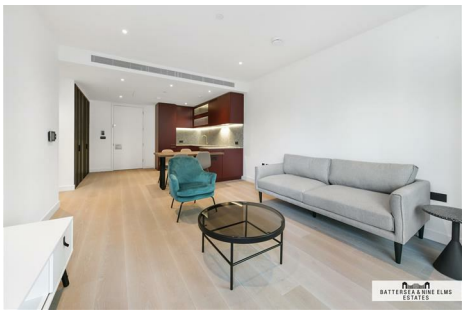
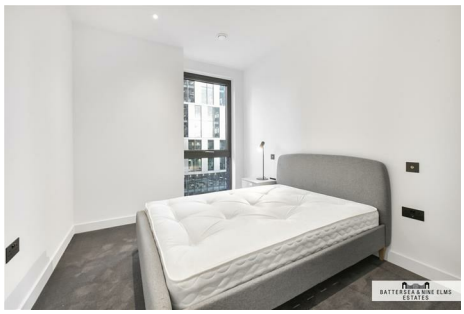
BATTERSEA & NINE ELMS ESTATES

Call our Lettings Team on

+44 (0)207 720 6089





1 Viaduct Gardens London

A luxury two bedroom, two bathroom apartment situated in the sought after Embassy Gardens Development,.

Conveniently located to benefit from transports links from Vauxhall Station and Nine Elms Tube Station, residents will also be able to take advantage of the outstanding communal facilities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £875 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Parking available by separate negotiation |

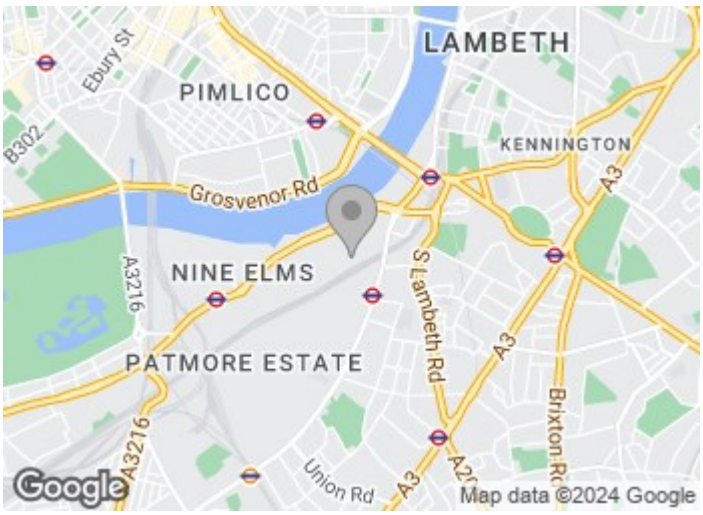
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

£875 Per Week

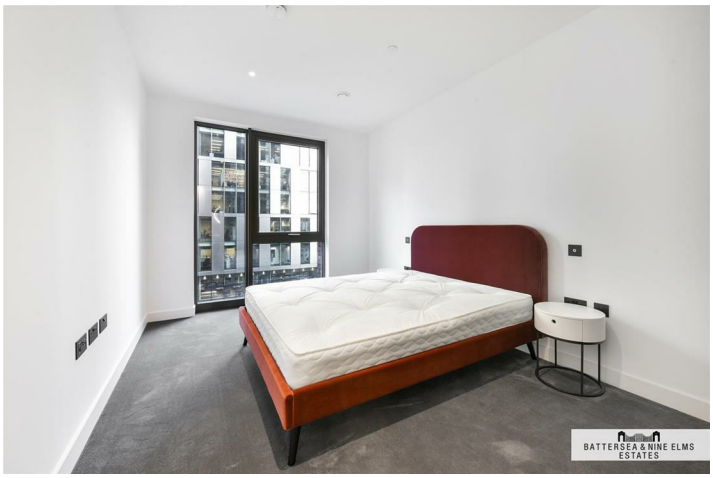
1 Viaduct Gardens London

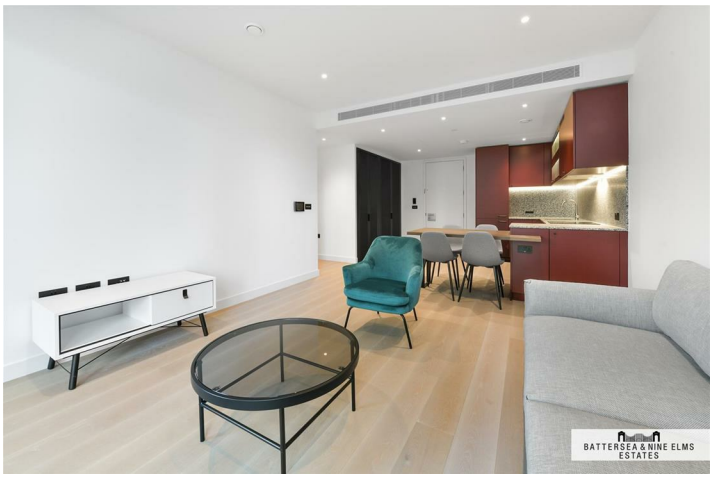
2 2 1 B

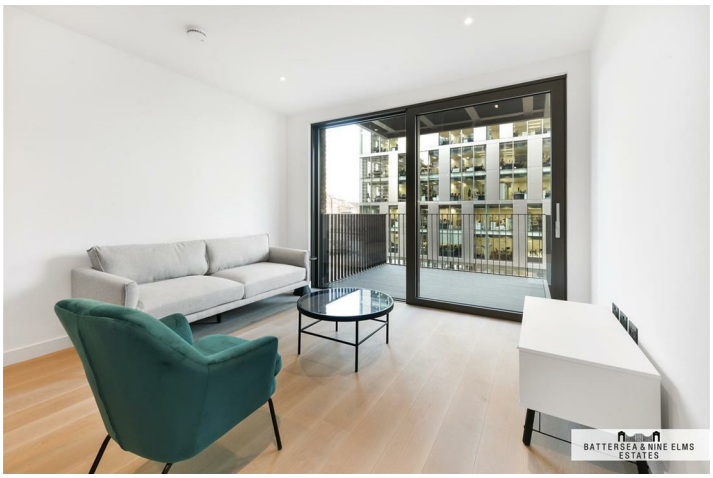
- Two bedrooms
- Two bathrooms (one ensuite)
- Underfloor heating & comfort cooling
- 24 Hour concierge

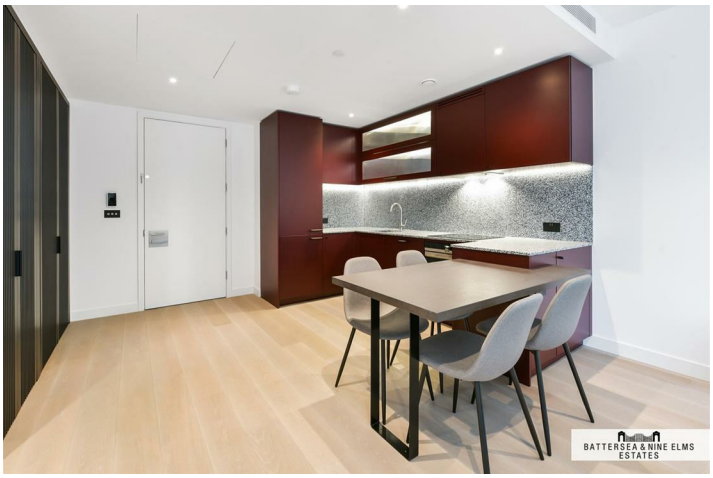


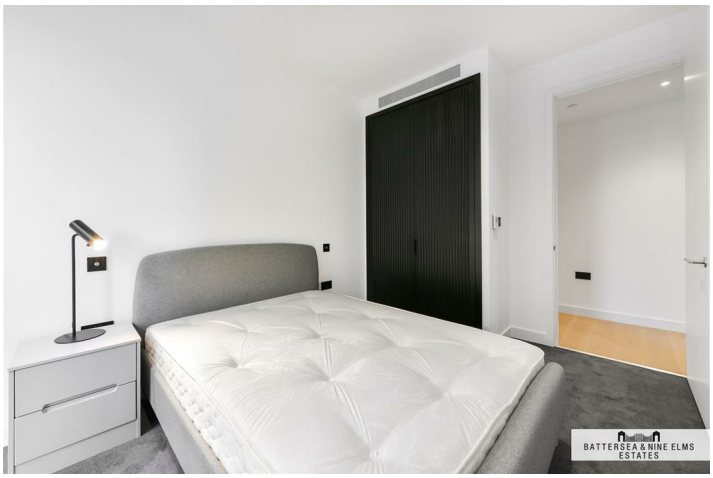
Directions

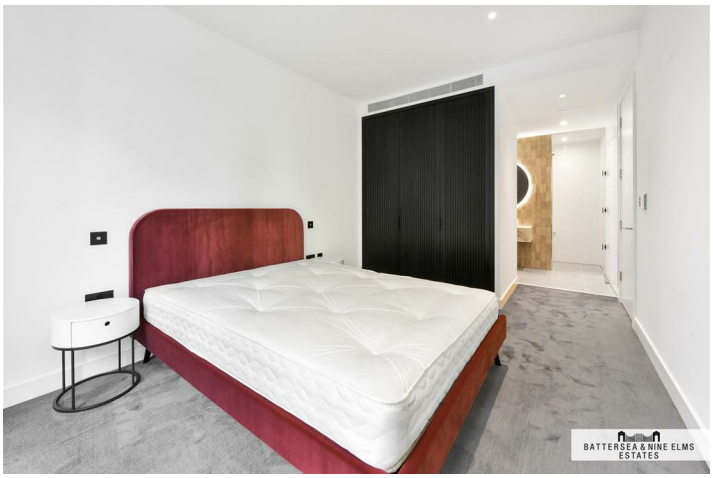


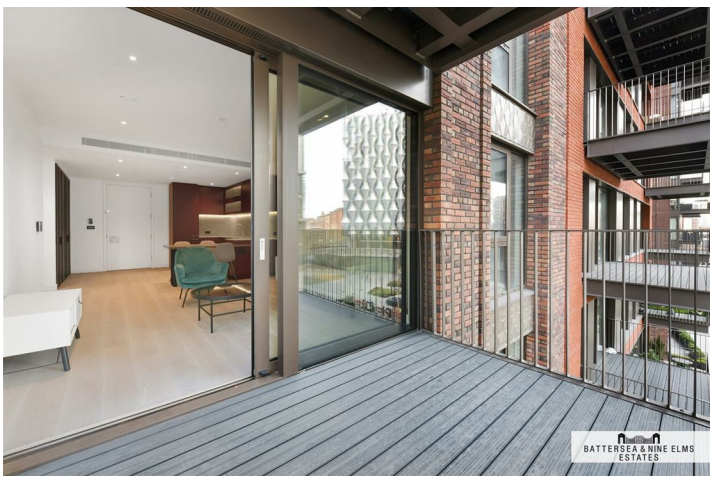


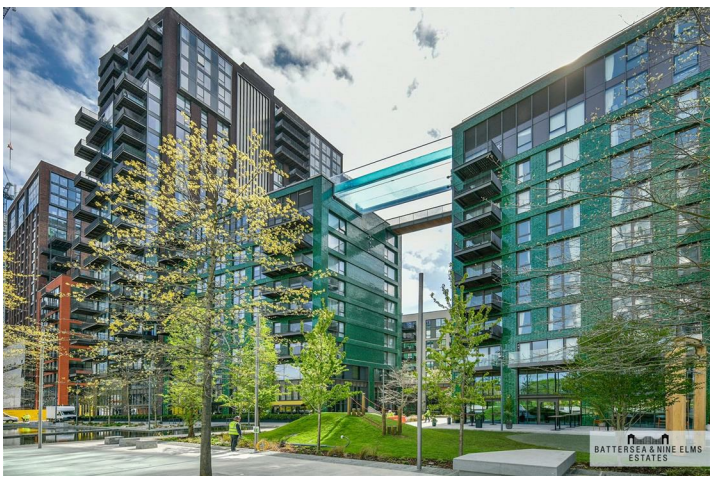






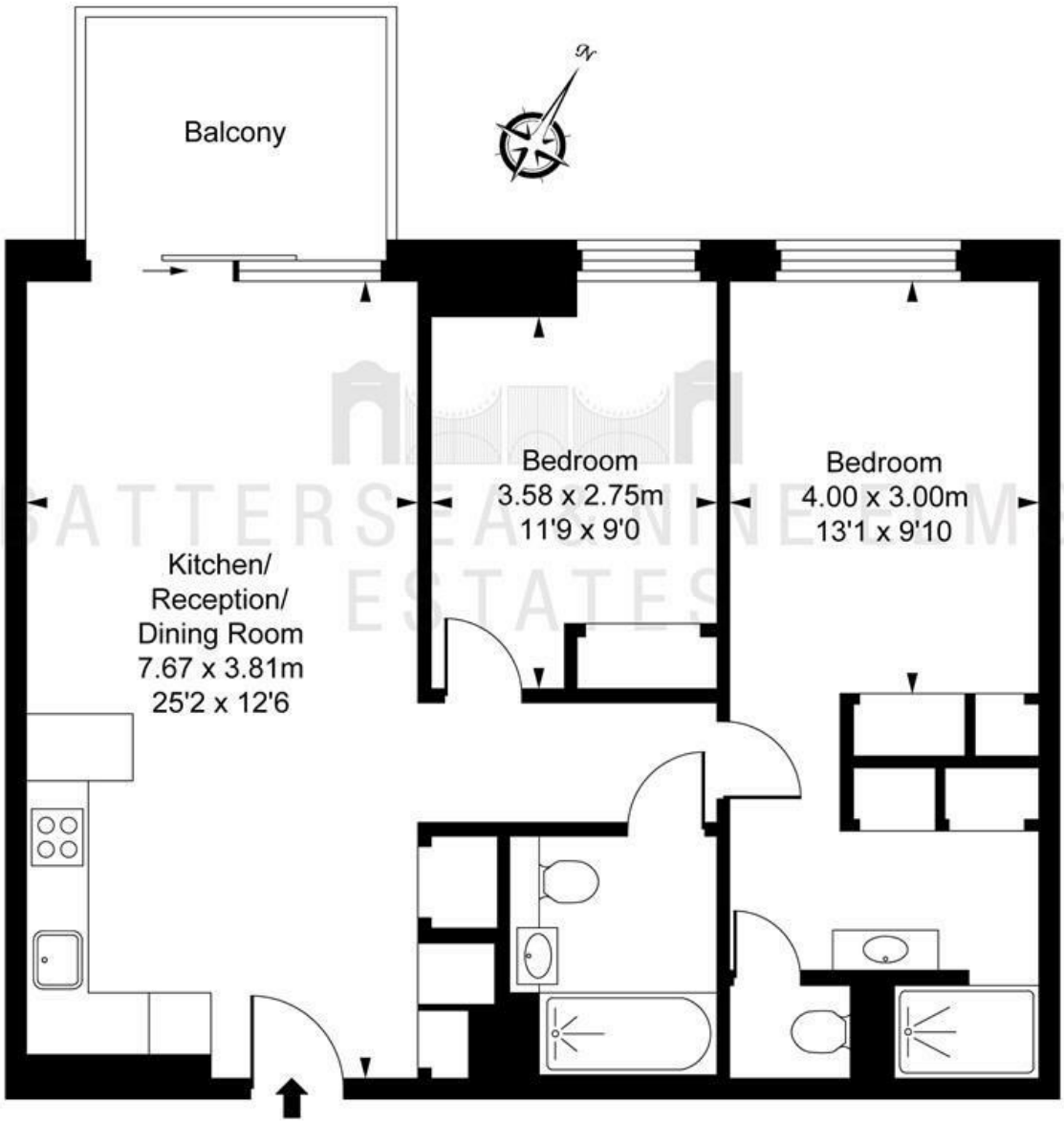






The Modern,
Embassy Gardens, SW11

Approximate Gross Internal Area
73.90 sq m / 795 sq ft



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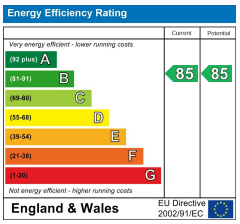
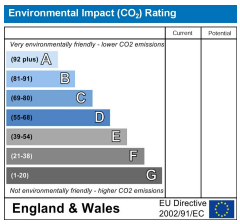
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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