

1 Viaduct Gardens London

A luxury one bedroom apartment within the sought after Embassy Gardens development.

Situated a short walk to the River Thames, residents can benefit from excellent transport links from Vauxhall Station and the Northern Line tube from Nine Elms.

On site communal facilities include a 24 hour concierge, indoor and outdoor swimming pools, residents gym , business lounge with meeting rooms 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 - £750 (1 weeks rent, subject to agreed offer)

£750 Per Week

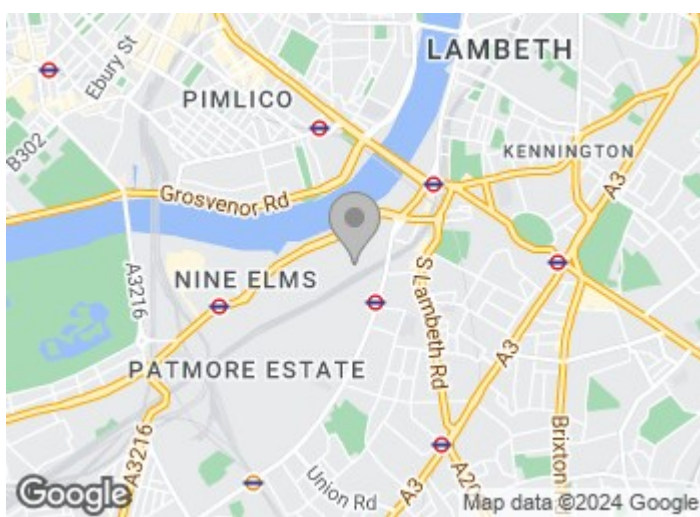
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Parking available by separate negotiation |

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

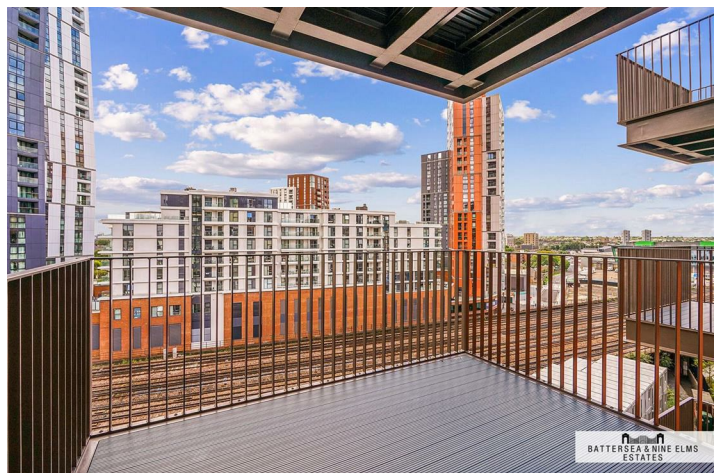
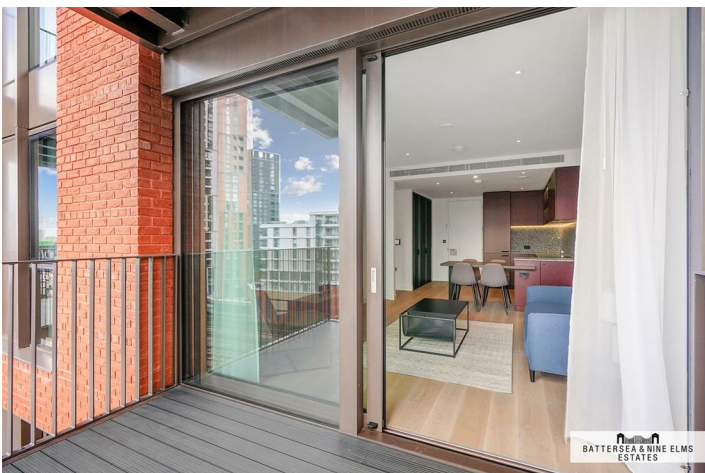
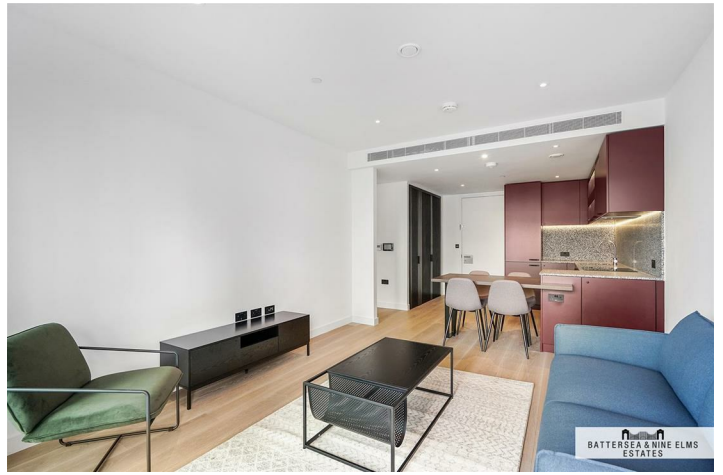
1 Viaduct Gardens London



- One double bedroom
- Underfloor heating & comfort cooling
- Private Balcony
- Outstanding resident facilities
- Zone 1 transport links
- Swimming pool and gym
- 24 Hour concierge



[Directions](#)



Legacy Building, SW11

Approximate Gross Internal Area
50.1 sq m / 539 sq ft

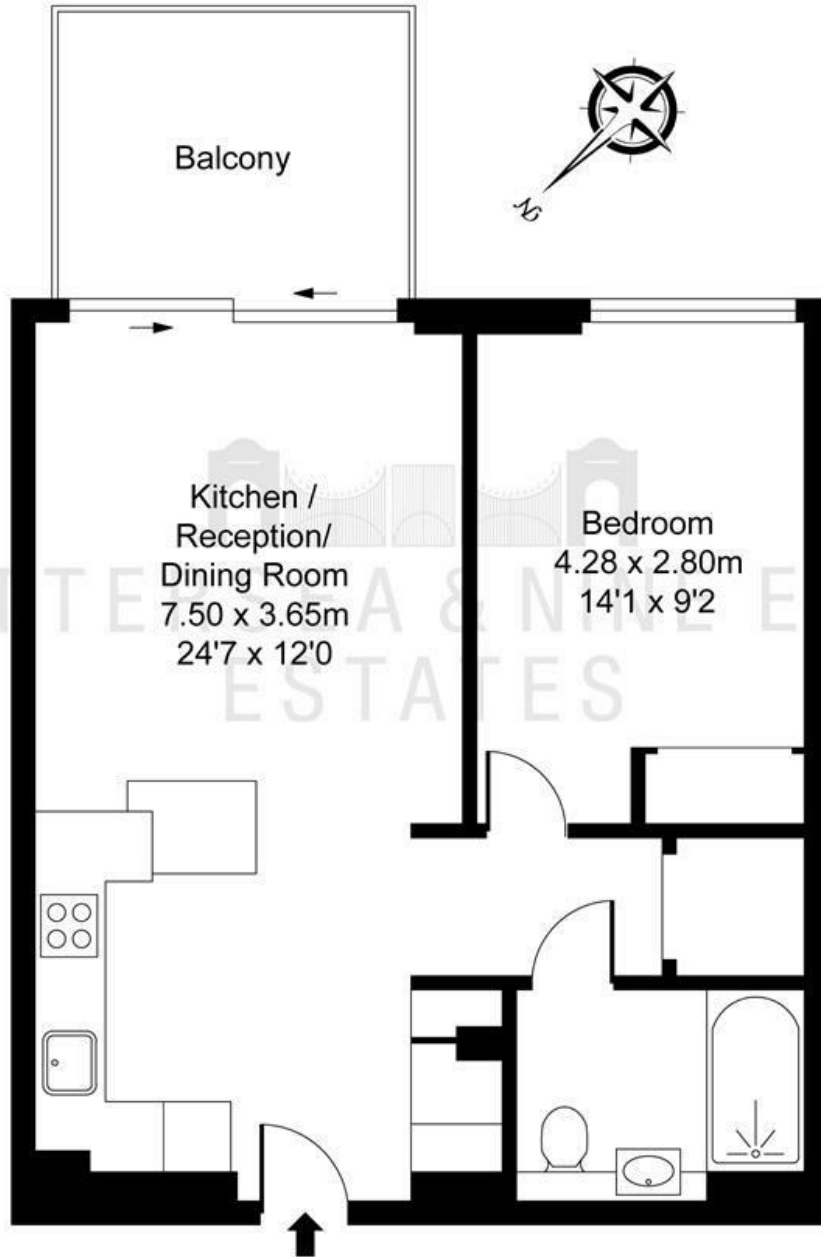


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		84	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	