

## 1 Viaduct Gardens London

A stunning two bedroom, two bathroom apartment arranged over a high floor in Legacy Building of Embassy Gardens.

Located only a short walk from Vauxhall Station and the River, the property features contemporary design and bright and spacious accommodation. Appliances included a dishwasher, combination washer/ dryer, wine cooler and underfloor heating and comfort cooling.

Residents of this sought after location can enjoy the wonderful amenities including the incredible Sky Pool, Sky Deck and Orangery, as well as on site gym, cinema and private residents club and lounge.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

**£1,000 Per Week**

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

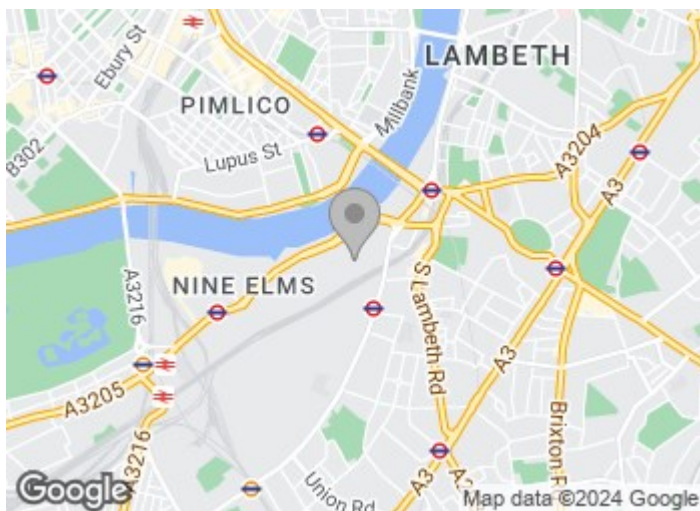
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Underfloor heating & comfort cooling



[Directions](#)



# Floor Plan

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.

