



1 Viaduct Gardens London

£1,100 Per Week

A stunning two bedroom apartment set within the sought after Legacy Building of Embassy Gardens. Featuring a private balcony overlooking the US Embassy, this bright and spacious apartment offers two double bedrooms, two bathrooms and an open plan kitchen / reception room. With floor to ceiling windows the property boasts oak flooring, natural granite work tops, broadloom carpeting as well as thermostatically controlled comfort cooling in living areas and underfloor heating.

The development also offers wonderful communal facilities including the eagerly anticipated Sky Pool and Deck, Orangery restaurant, private gym and spa as well as excellent zone one transport links.

Minimum contract: 12 months
Council tax band : Wandsworth Council - F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1,100 (1 weeks rent, subject to agreed offer)

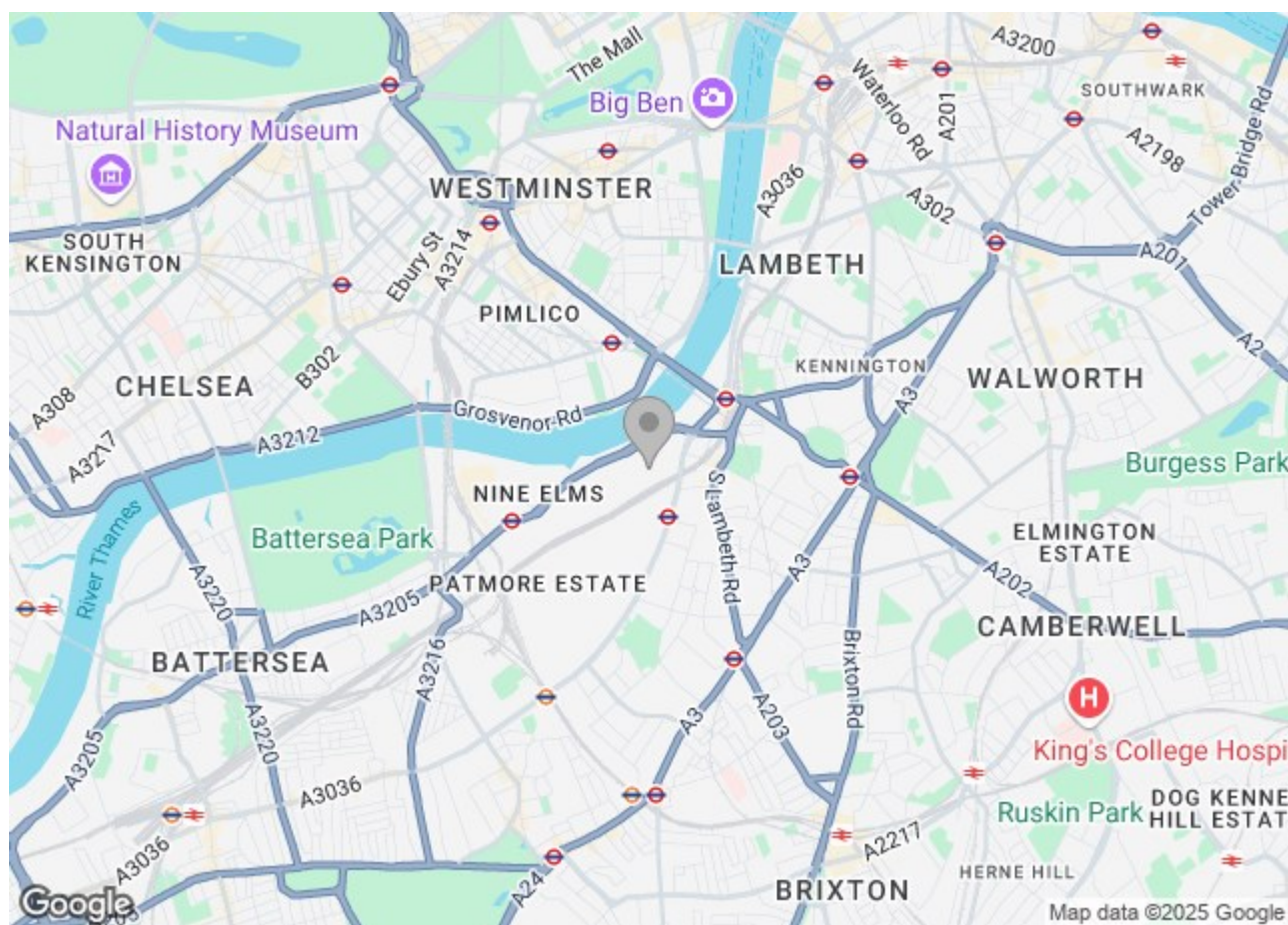
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – District Communal | Internet: FTTP | Parking available by separate negotiation

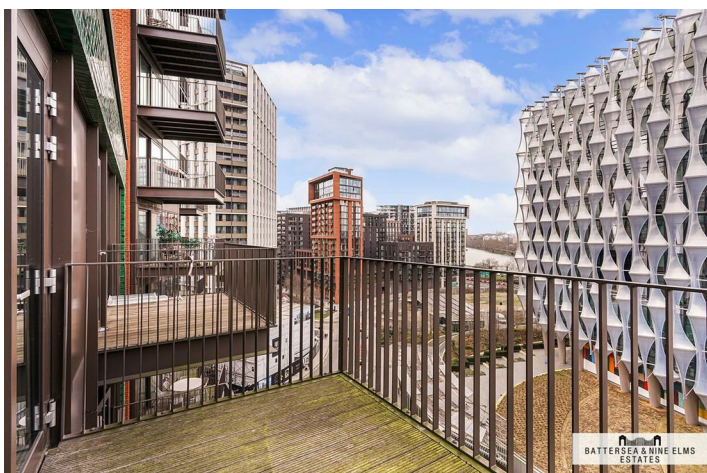
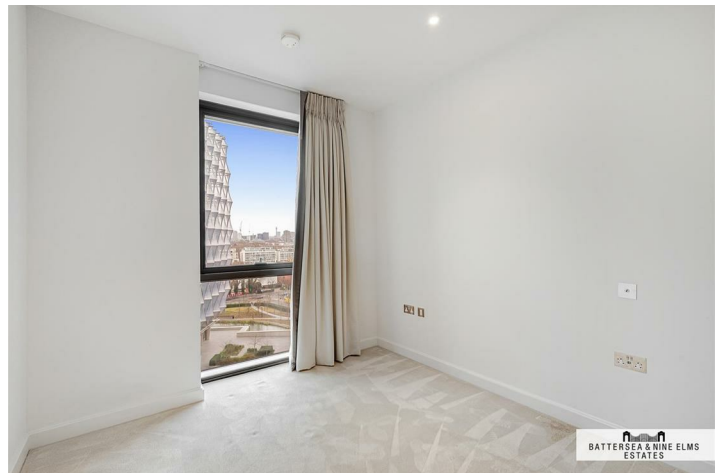
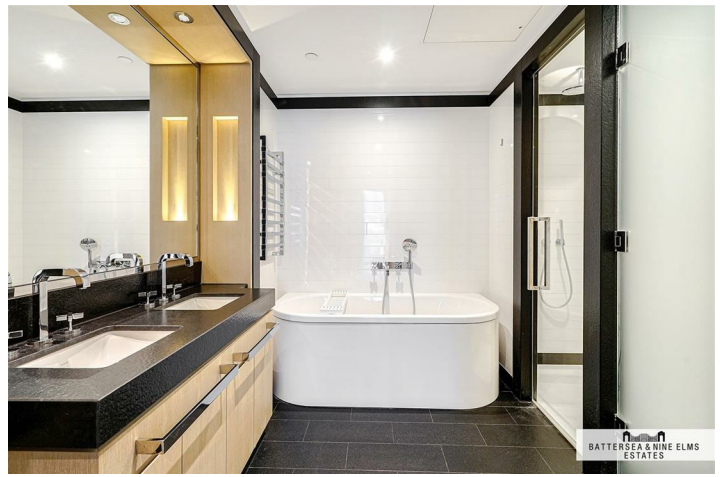
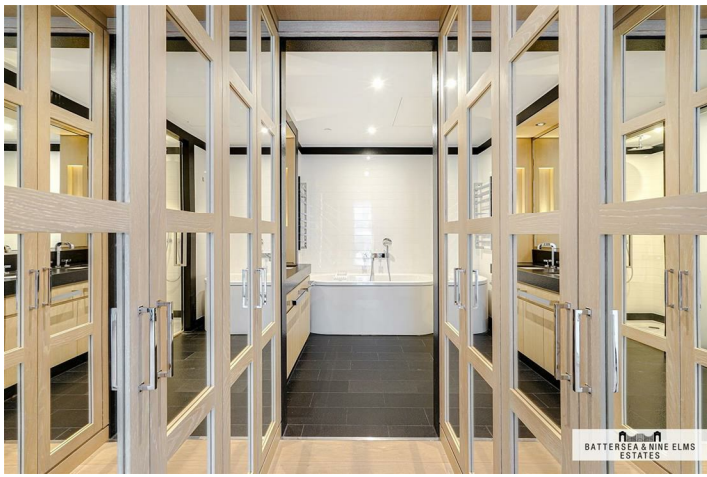
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Swimming pool
- Gym
- Wine cooler & combination washer dryer
- Excellent transport links





Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
82.1 sq m / 884 sq ft

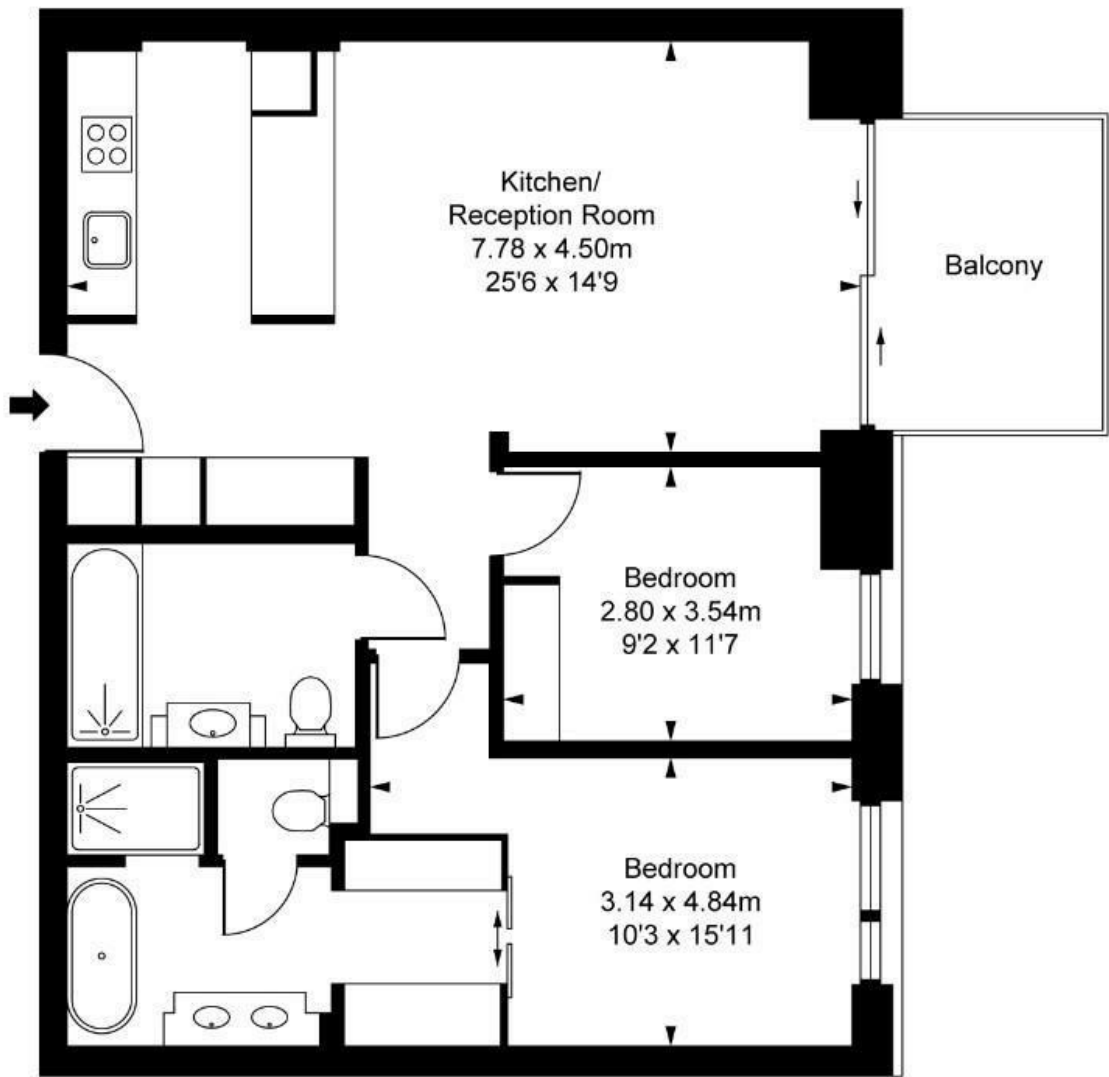


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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