



## 1 Viaduct Gardens, London

**Asking Price £1,560,000**

A beautiful two bedroom apartment set in the sought after Legacy Building within the exclusive Embassy Gardens development. The apartment features two double bedrooms and floor to ceiling windows. The spacious open plan living and kitchen area boasts oak flooring and wonderful river views.

Residents can benefit from the amazing on site amenities including the swimming pool, gym and spa and private cinema. The development is ideally located close to Vauxhall station and other zone one transport links.

Approximately 984 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: F Wandsworth

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| Lift Access | Valet Parking | Cladding: EWS1 Certificate available

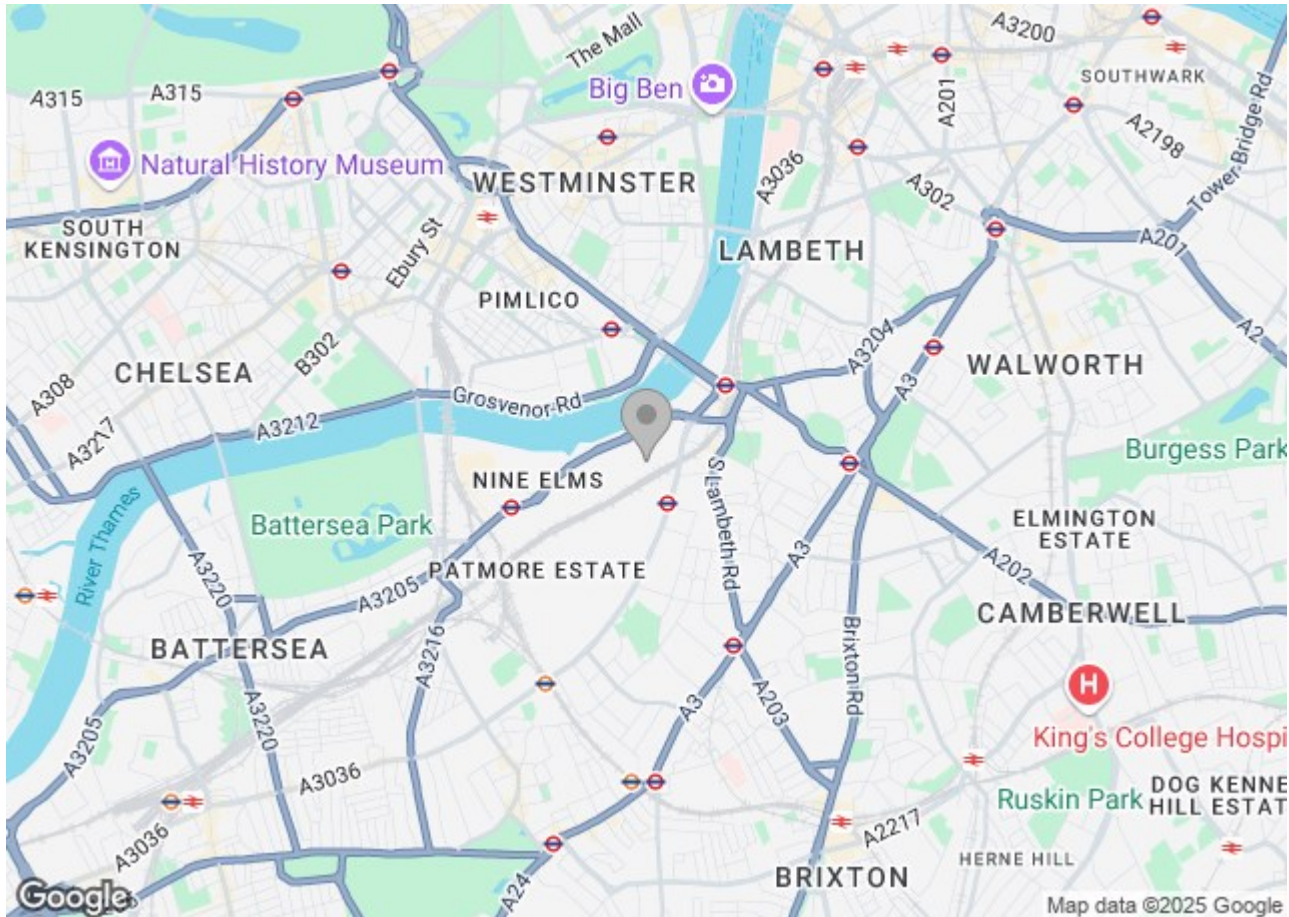
To check broadband and mobile phone coverage please visit Ofcom

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

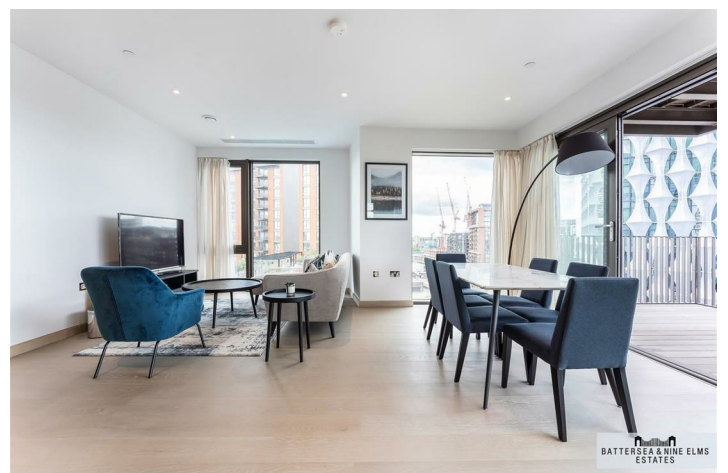
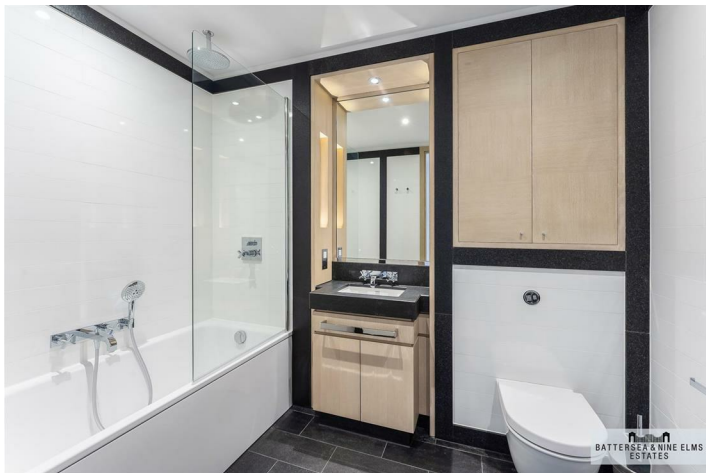
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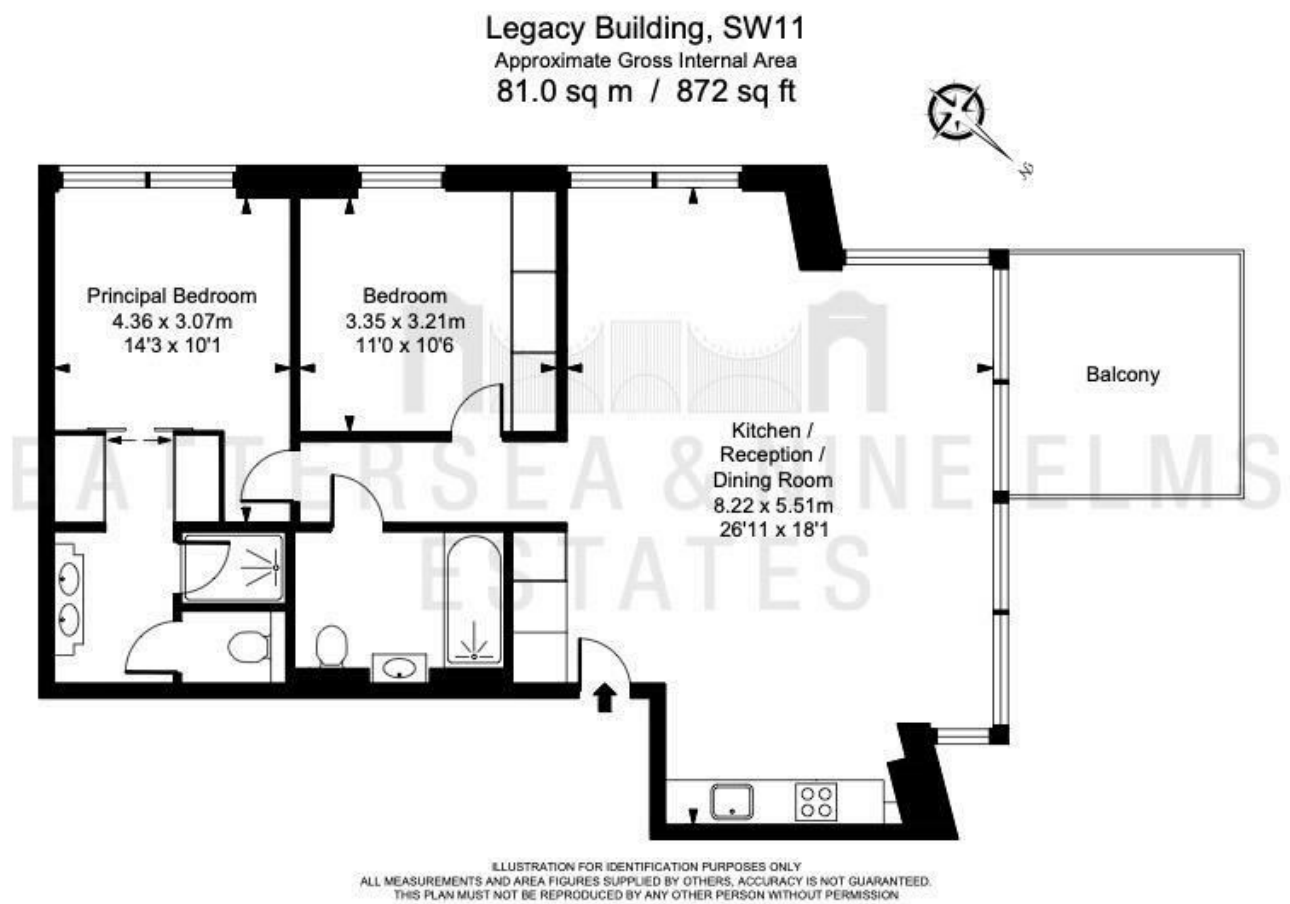
- Two bedrooms
- Excellent Transport Links
- 24 Hour concierge
- Two bathrooms
- Swimming pool
- \*photos from 2020
- Private Balcony
- Gym and Spa







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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	