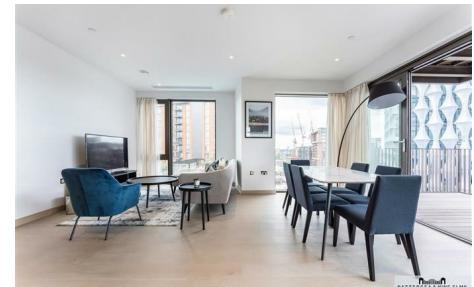




**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



Legacy Building, Embassy Gardens

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

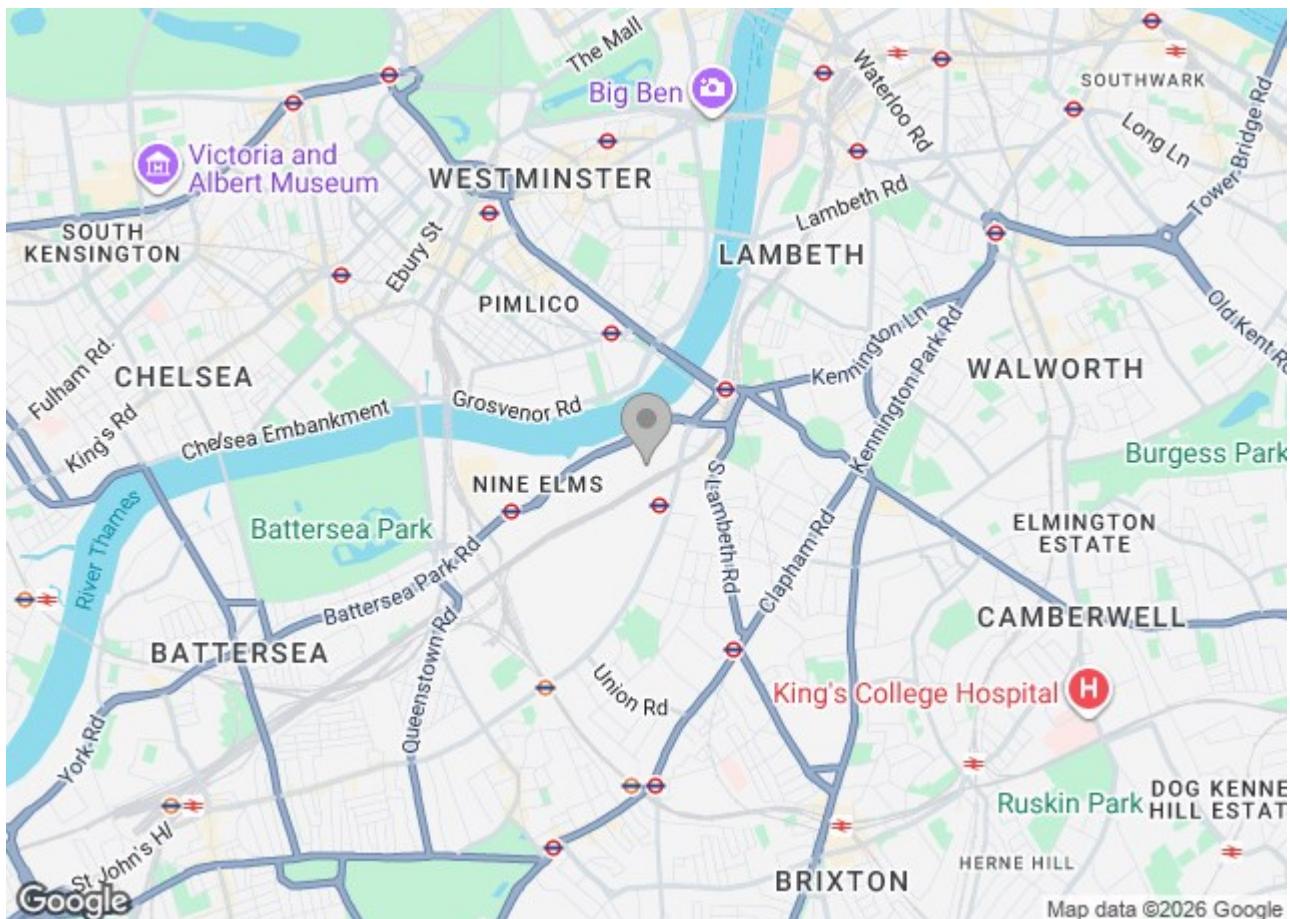
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

Asking Price £1,200,000

1 Viaduct Gardens London



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





Floor Plan

Legacy Building, SW11

Approximate Gross Internal Area
81.0 sq m / 872 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	