

1 Viaduct Gardens, London

Asking Price £1,050,000

Located in one of London's most prestigious and dynamic developments, this stylish two-bedroom apartment spans over 800 sq. ft. of contemporary living space in the vibrant heart of Nine Elms. Offering the perfect blend of luxury and practicality, this property is situated in one of the city's most coveted neighbourhoods.

The open-plan layout boasts bright and airy living space finished to the highest of standards, with sleek flooring and contemporary fixtures. The well-sized bedroom is perfect for restful nights, while the spacious bathroom offers both style and functionality.

Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to premium retail, dining, and leisure options, plus excellent transport links to central London, this apartment offers an unrivaled lifestyle in an iconic location.

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

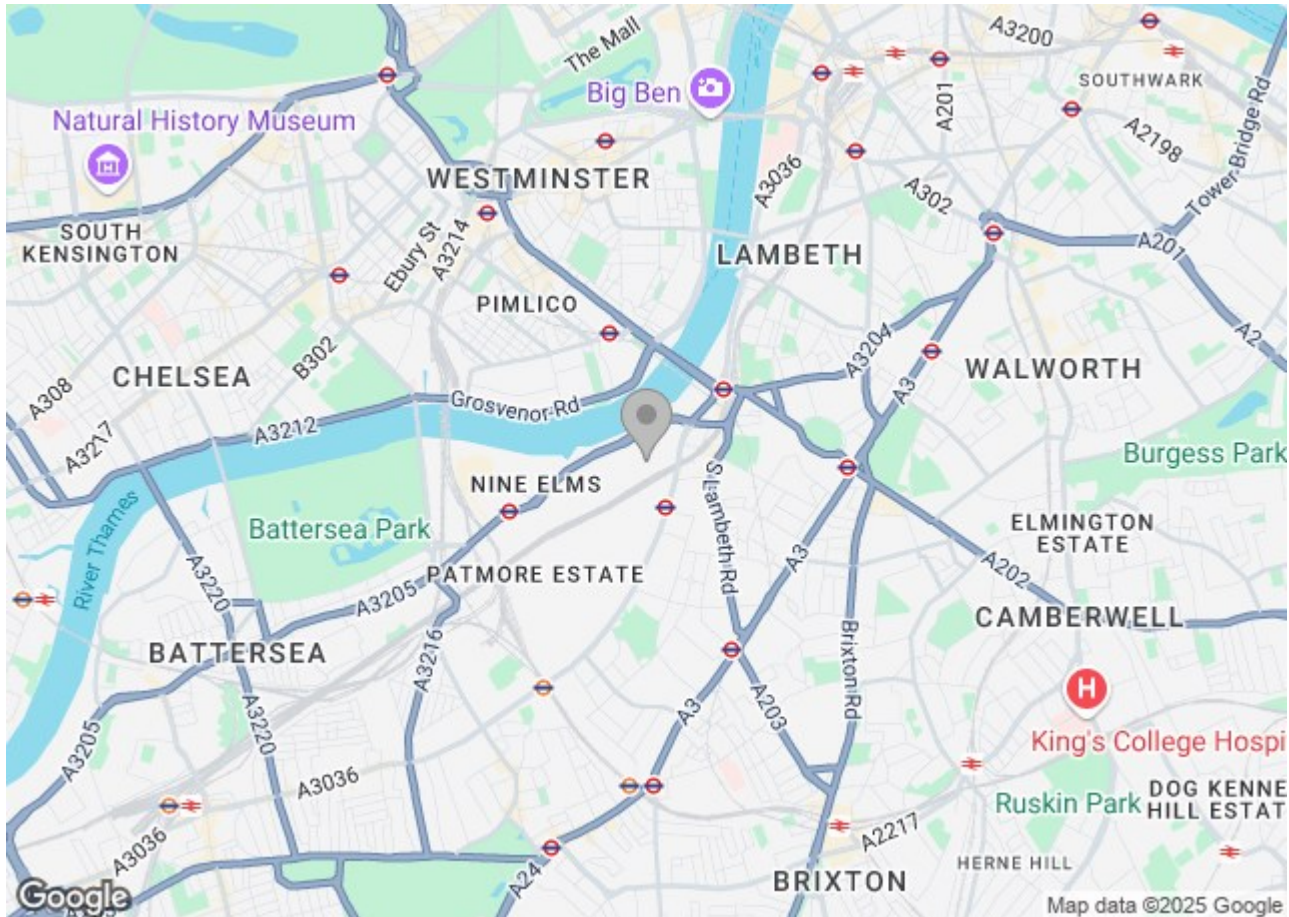
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

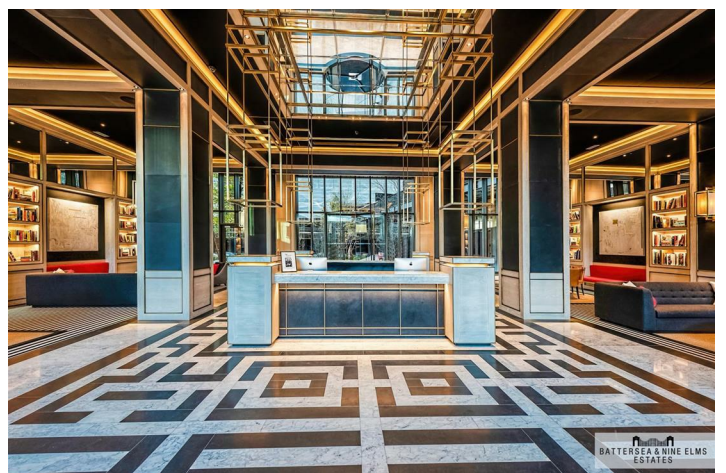
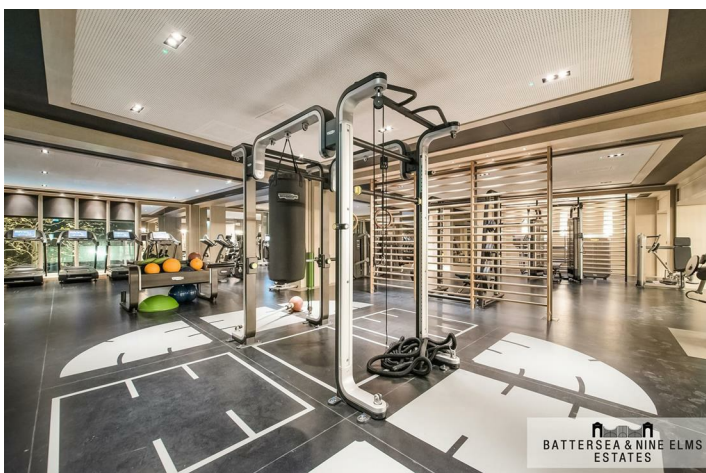
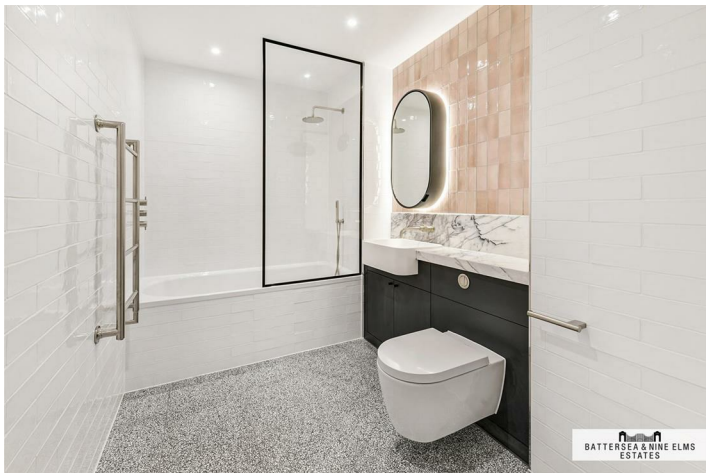
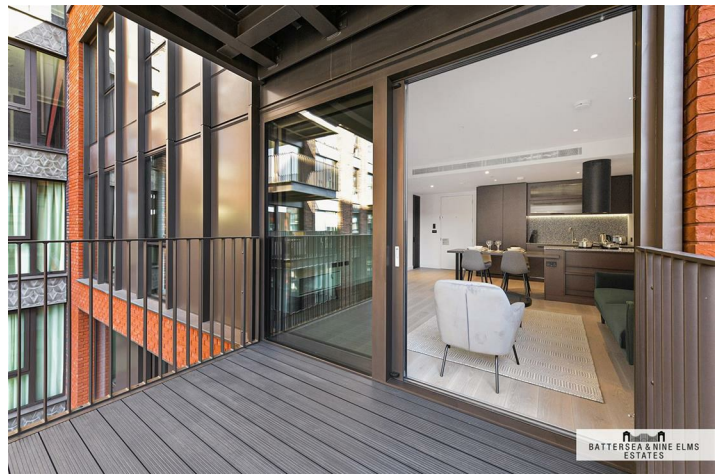
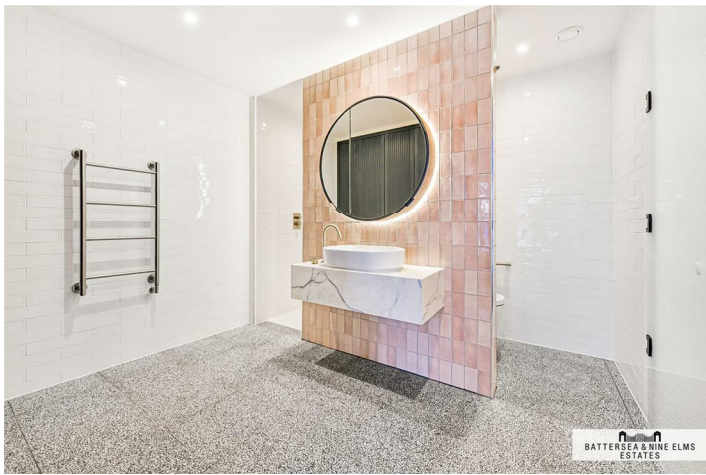
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Two bedrooms
- Two bathrooms
- 24 Hour concierge
- Walking distance to zone one transport links
- Resident gym and swimming pool
- Residents valet parking





Modern,
Embassy Gardens, SW11

Approximate Gross Internal Area
81.5 sq m / 877 sq ft

Balcony Area
6.7 sq m / 72 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

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