



**BATTERSEA & NINE ELMS
ESTATES**



Viaduct Gardens, London

Asking Price £1,150,000

A stunning two bedroom, two bathroom apartment situated within the luxurious Legacy Building.

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 bedrooms are perfect for restful nights, while the spacious bathrooms offer 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 at Battersea Power Station, alongside excellent transport links to central London via the Nine Elms and Vauxhall stations, this apartment offers an unrivalled 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 Council)

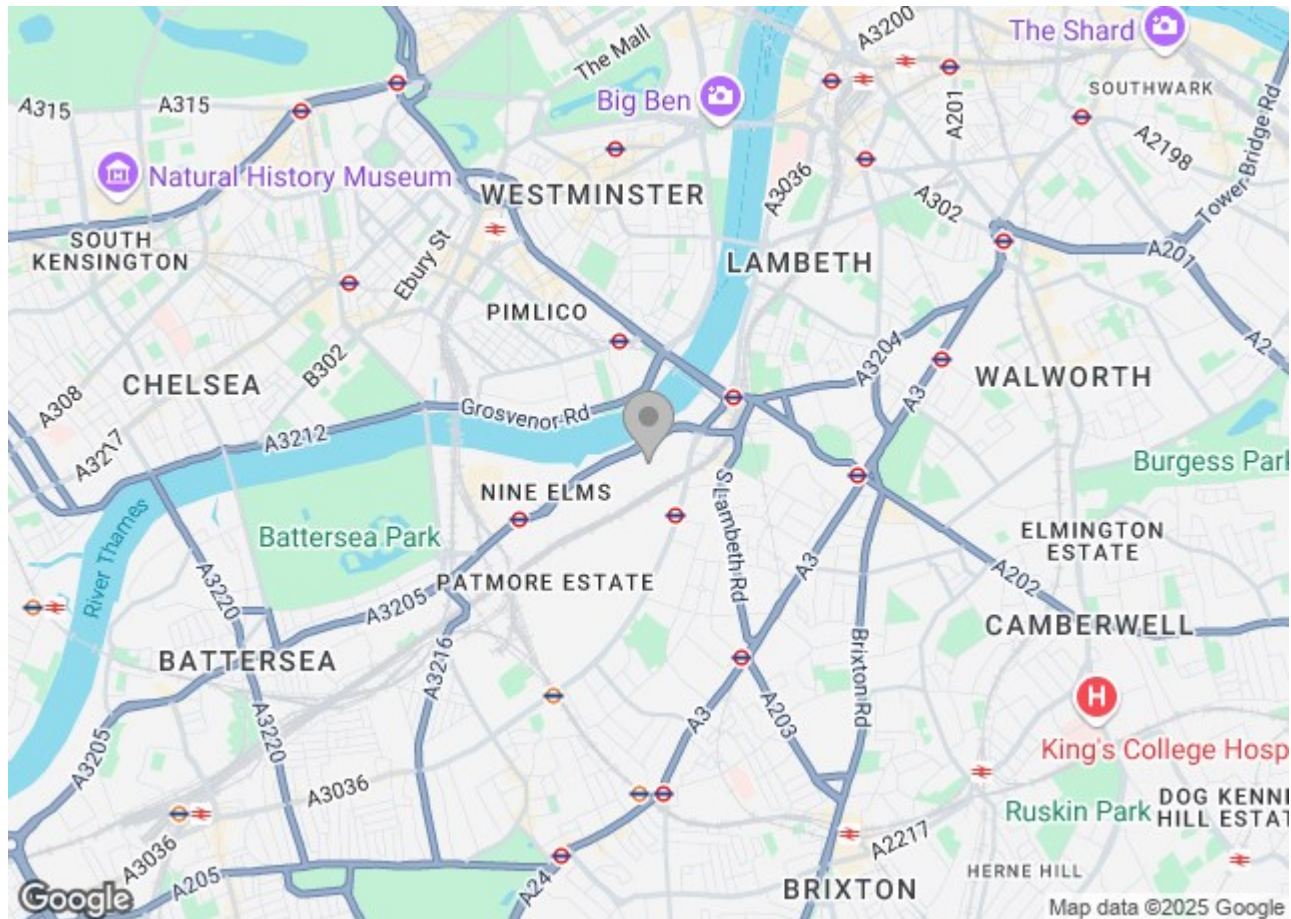
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking included | Cladding: EWS1 Certificate available

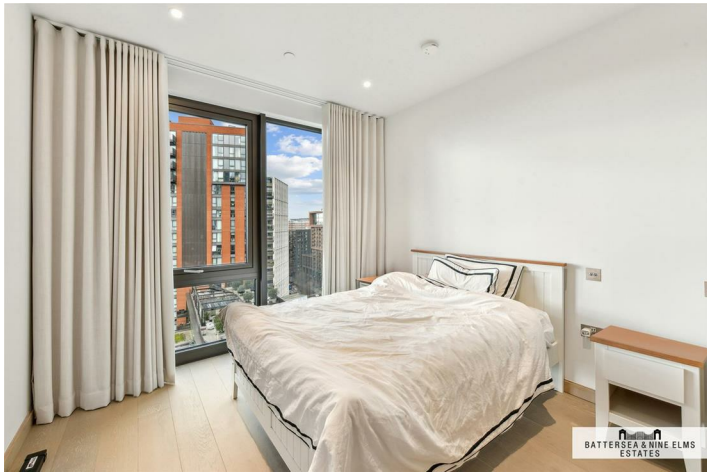
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

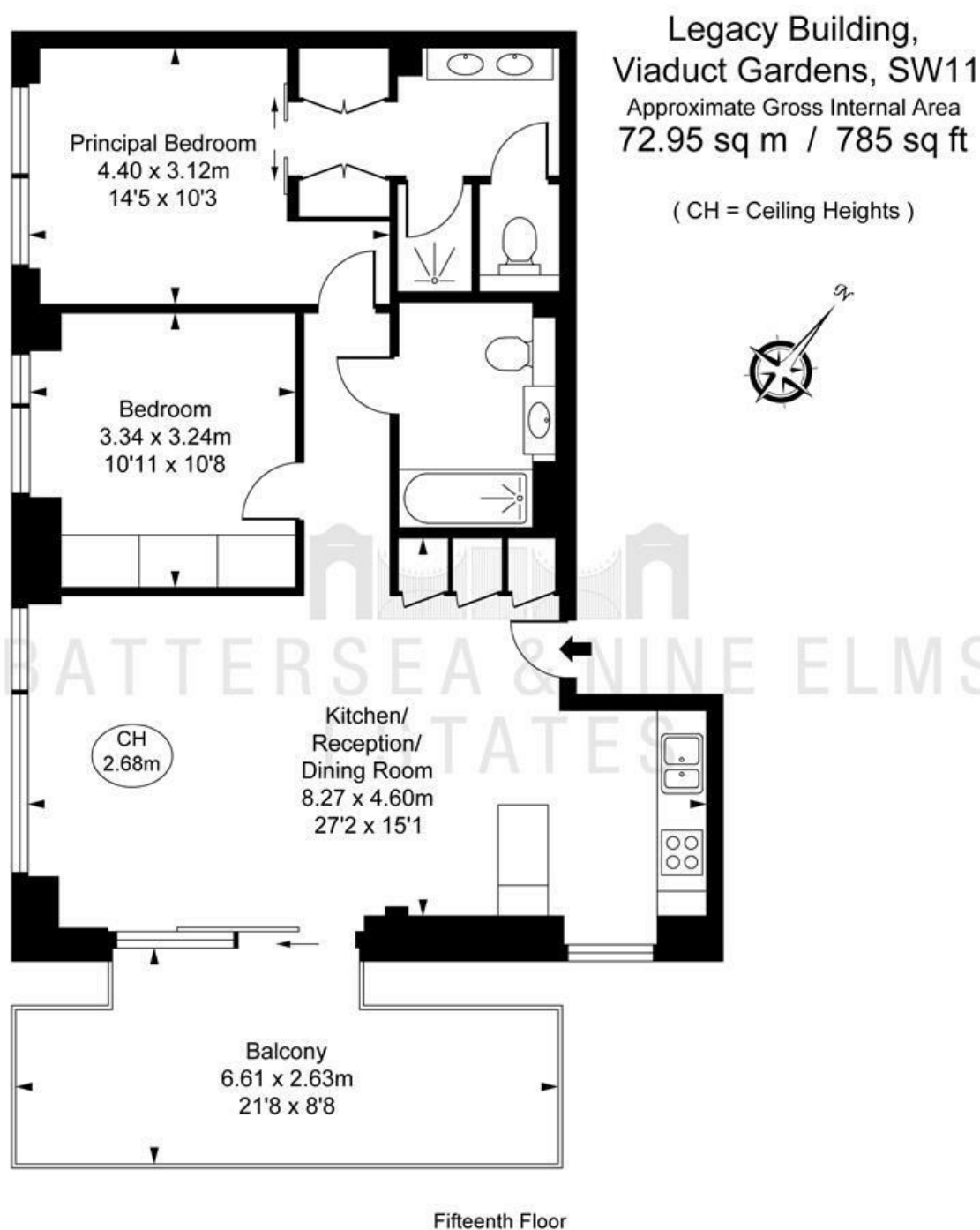
Viaduct Gardens London



- Two bedroom
- State-of-the-art gym
- Excellent transport links
- Two bathrooms
- Sky pool
- 24 hour concierge
- Residents cinema







This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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