

1 Viaduct Gardens, London

Asking Price £1,150,000

Set within the Legacy Building, Embassy Gardens this luxury two bedroom apartment features floor to ceiling windows with spacious open plan living and impressive kitchen with oak flooring.

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

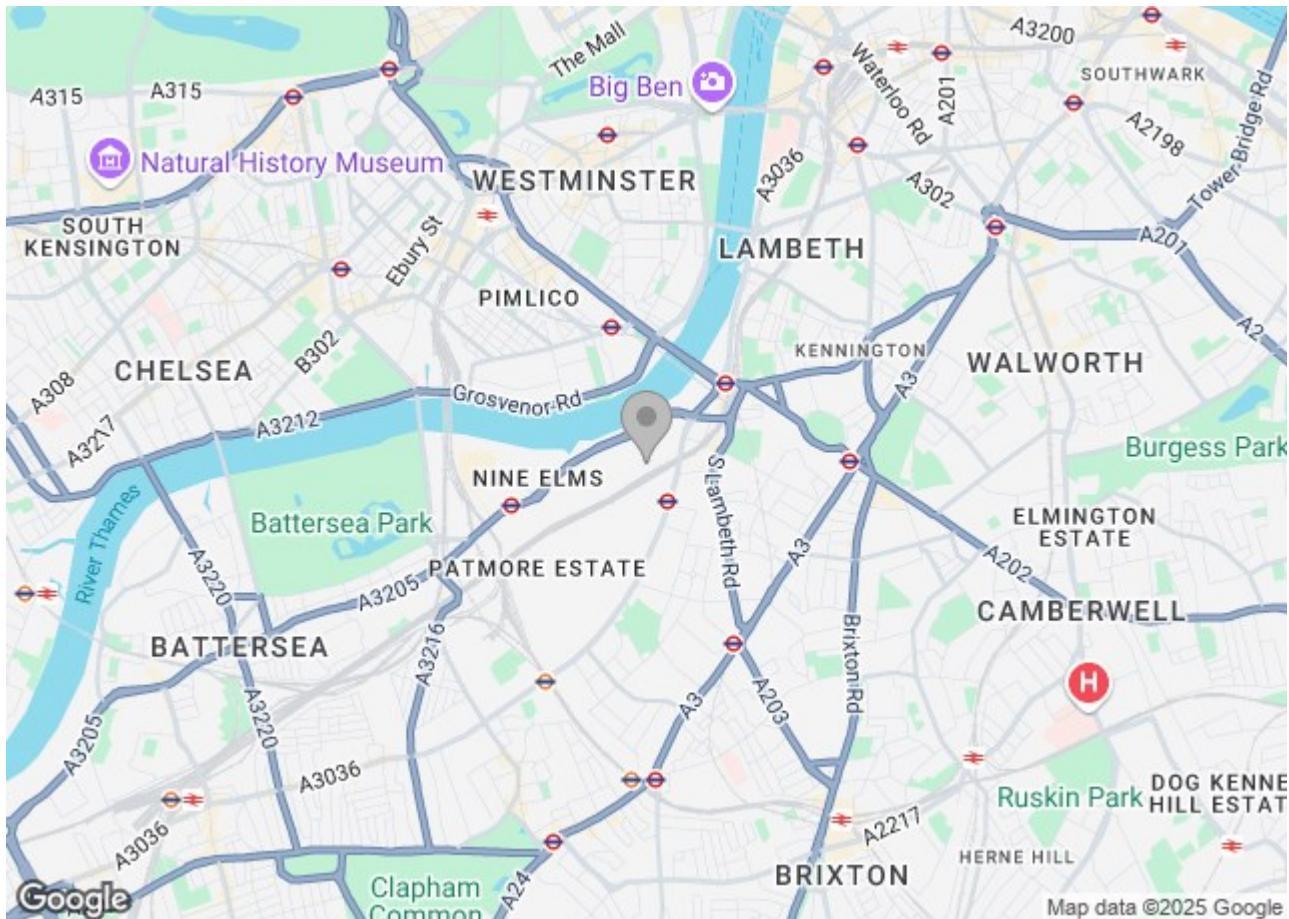
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains |
Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

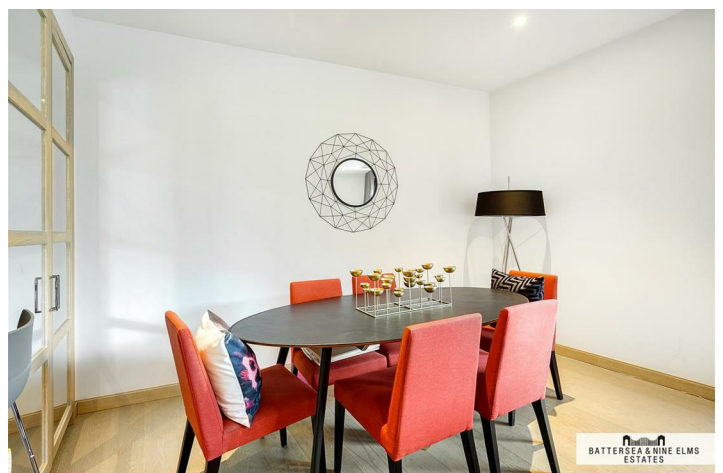
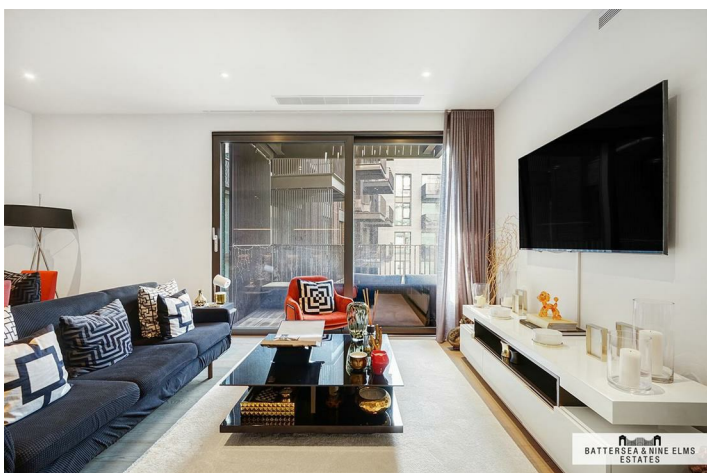
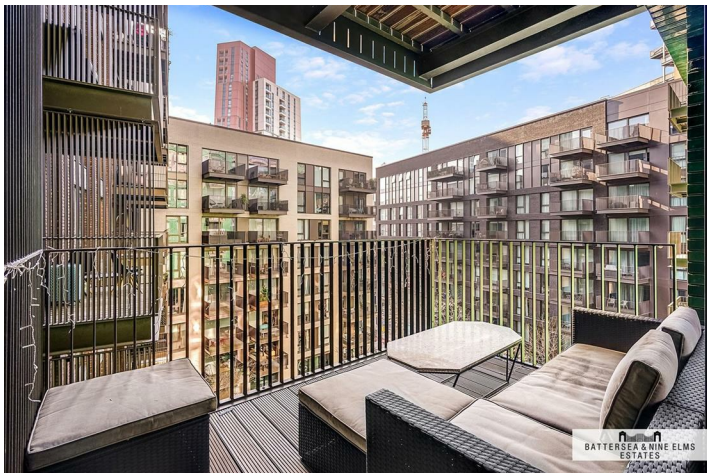
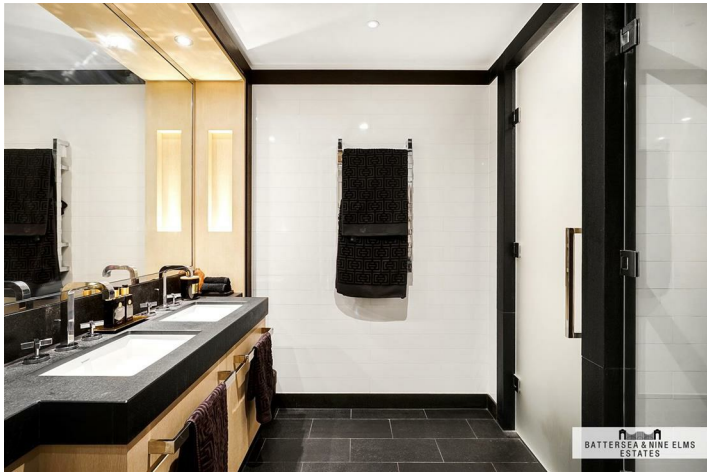
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website: Planning & Building Control

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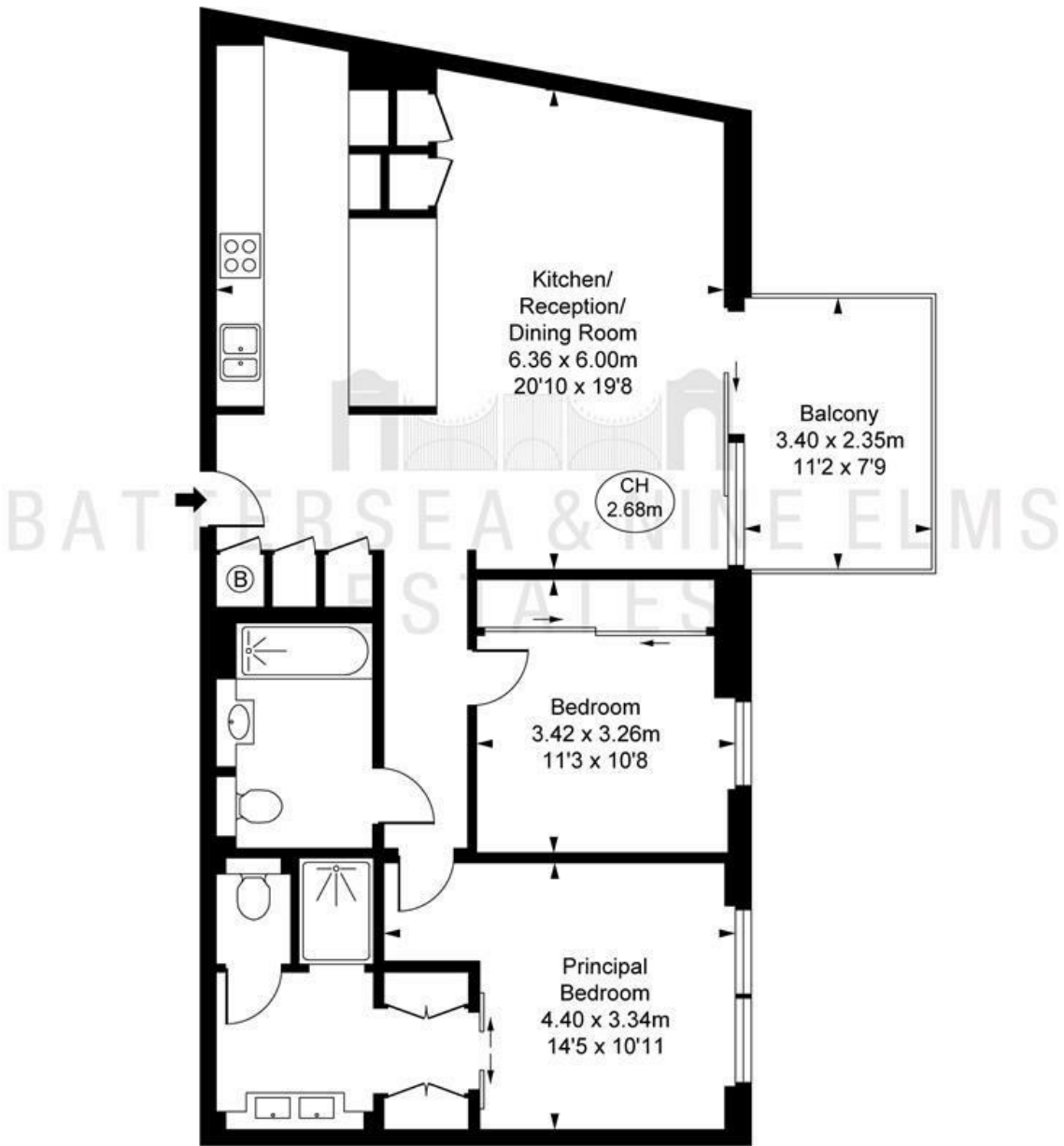


- Two Bedrooms
- Fully-Equipped Gym
- Cinema Room
- Two Bathrooms
- Sky Pool
- Zone 1 Transport Links
- 24-hour Concierge
- Additional Indoor Pool
- Private Balcony





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
84.49 sq m / 909 sq ft
(CH = Ceiling Heights)



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	