



## 1 Viaduct Gardens, London

**Asking Price £1,750,000**

This stylish two-bedroom apartment, offering over 950 sq. ft. of space, is located in the prestigious Legacy Building at Embassy Gardens, right in the heart of Nine Elms. It seamlessly blends modern luxury with convenience in one of London's most sought-after areas.

The open-plan living area is bright and spacious, featuring sleek flooring and contemporary finishes. The generous bedroom provides a comfortable retreat, while the well-appointed bathroom combines style with practicality. A dedicated study area offers the perfect space for remote work. The apartment also comes with the added benefit of parking.

Residents benefit from exclusive access to world-class amenities, including the 24-hour concierge service, a state-of-the-art gym, and the iconic sky pool. With excellent transport links to central London and close proximity to top shops, restaurants, and leisure options, this apartment offers an unparalleled lifestyle in a prime 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: Wandsworth F

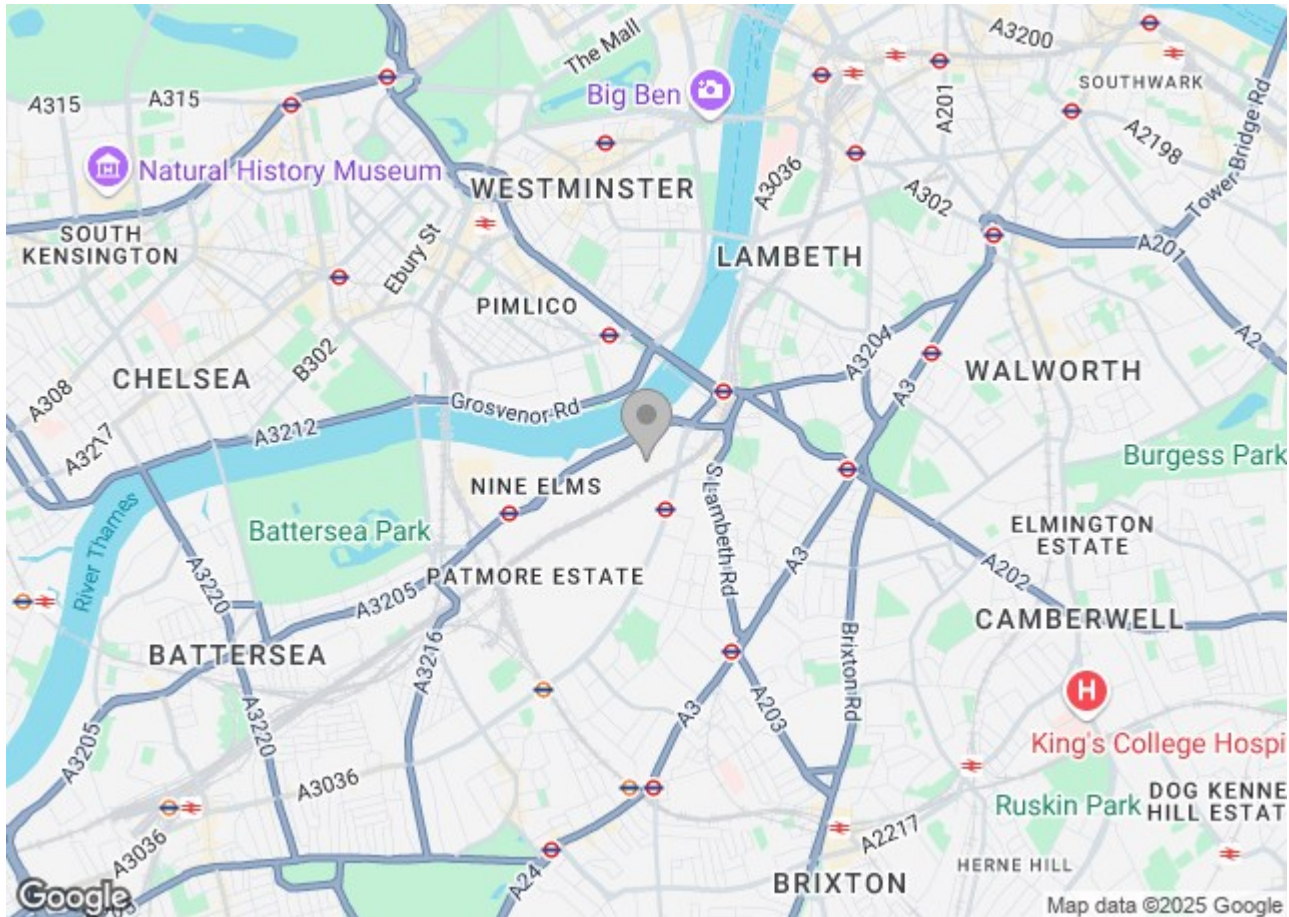
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking included  
| Cladding: EWS1 Certificate available

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

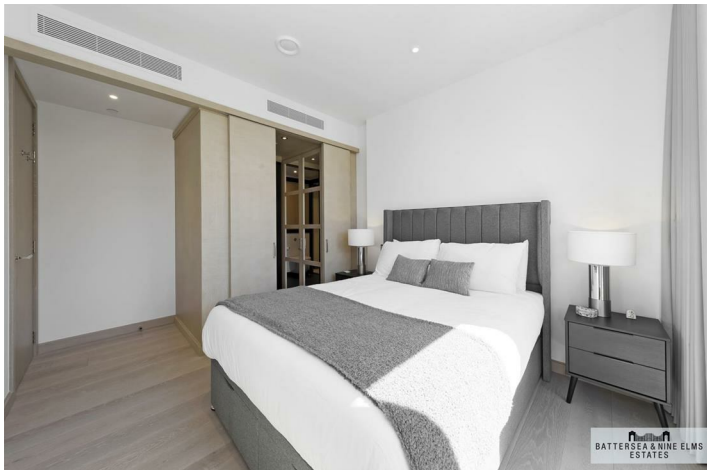
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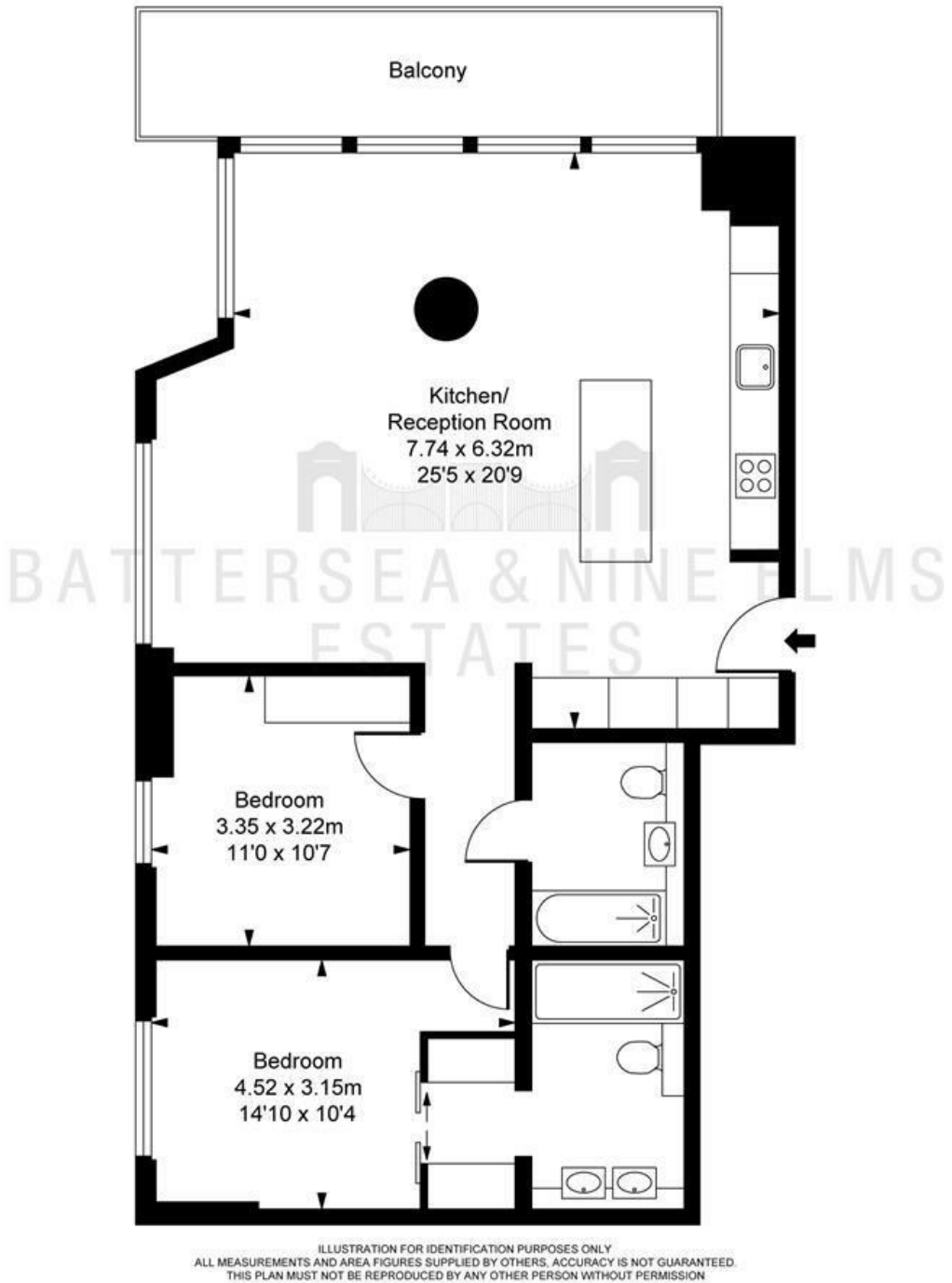
- Two double bedrooms
- 24 Hour concierge
- Zone 1 transport links
- Two bathrooms (one en suite)
- Residents gym & swimming pool
- Private parking space
- Private balcony
- Moments to the River Thames
- Unparalleled views throughout







Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
90 sq m / 969 sq ft



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) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	