



## 1 Viaduct Gardens, London

**Asking Price £1,600,000**

This stunning two bedroom apartment is set within the sought after Embassy Gardens development. Featuring contemporary design, the property boasts a sleek and stylish interior, enhanced by floor-to-ceiling windows that flood the space with natural light and provide stunning views overlooking the iconic American Embassy.

Residents will further benefit from the wonderful communal facilities including the private cinema, gym and spa as well the iconic Sky Pool and bar.

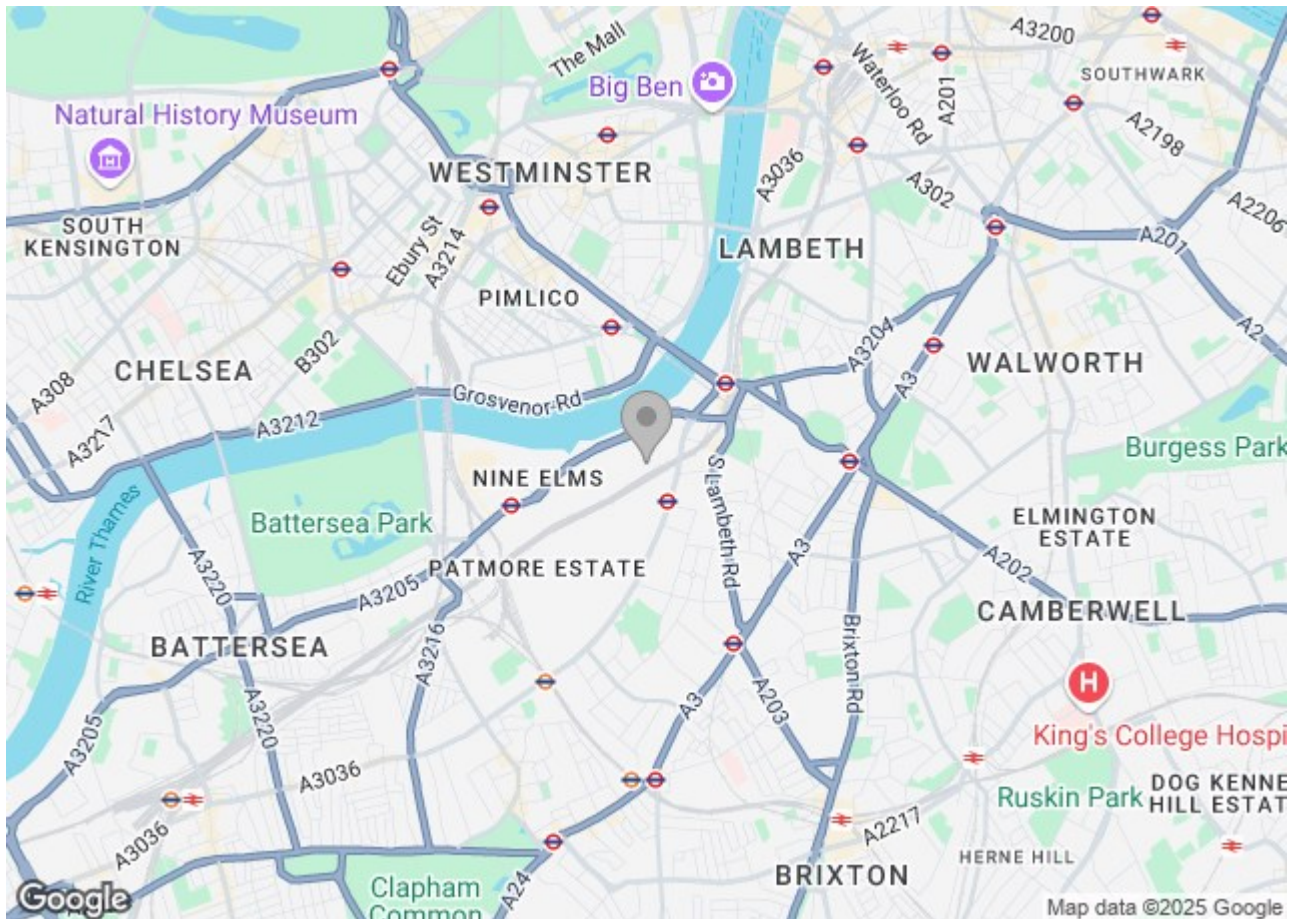
Approx. 985 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. Ask Agent  
Service charge review period: N/A  
Council tax band: F (Wandsworth Council)

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

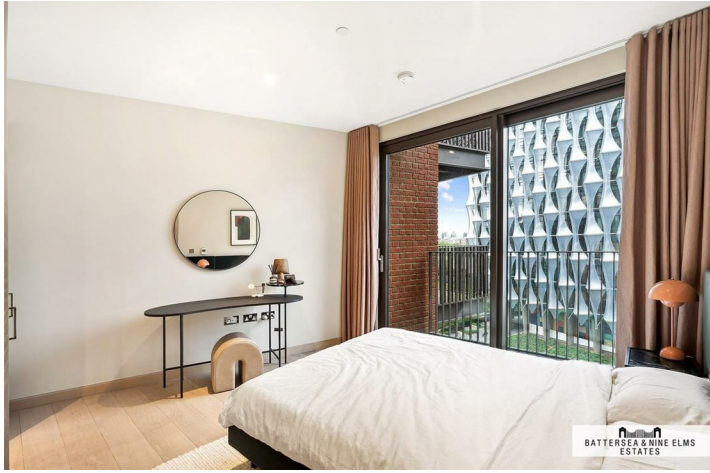
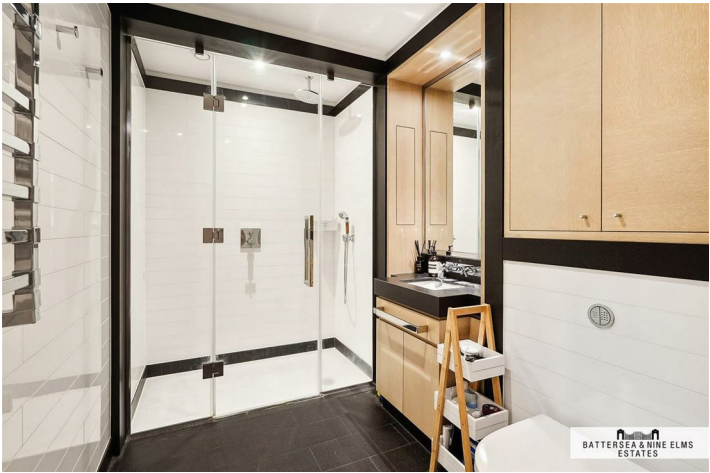
# 1 Viaduct Gardens London



- Two bedrooms
- Two bathrooms (one ensuite)
- Gym, swimming pool & spa
- Private cinema
- 24 Hour concierge
- Excellent transport links







Legacy Building,  
Embassy Gardens,  
Viaduct Gardens, SW11  
Approximate Gross Internal Area  
86.6 sq m / 932 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 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 (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		