BATTERSEA & NINE ELMS ESTATES

Call our Lettings Team on

+44 (0)207 720 6089

# 1 Viaduct Gardens London

## £925 Per Week

This luxury two bedroom apartment is set within the sought after Embassy Gardens development. Situated a short walk to the River Thames, residents can benefit from excellent transport links from Vauxhall and Nine Elms Stations. Comfort cooling & underfloor heating are features of this high specification property.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £925 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fibre

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

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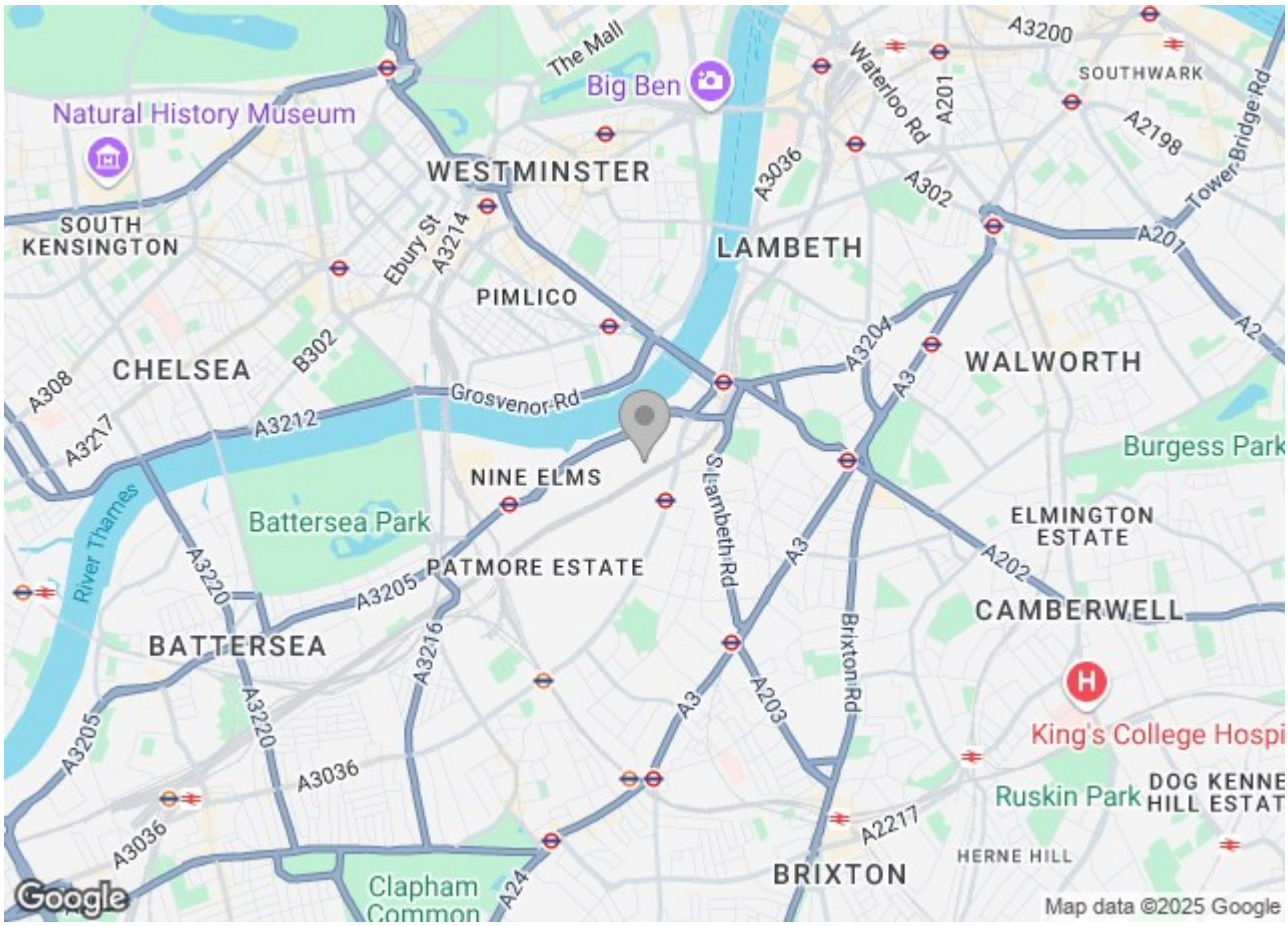
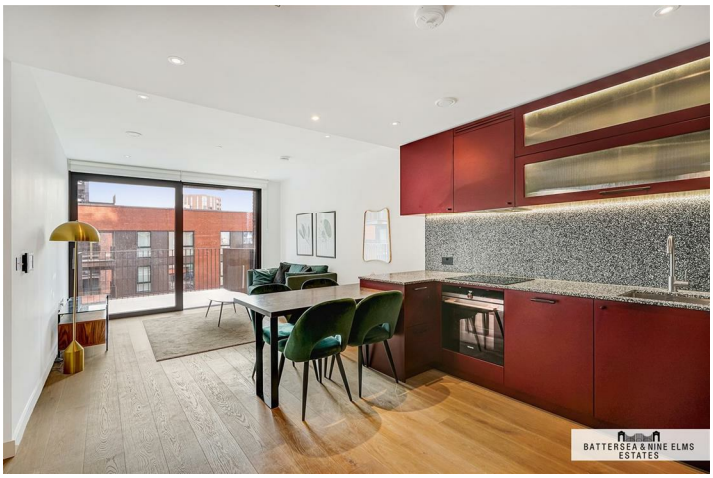
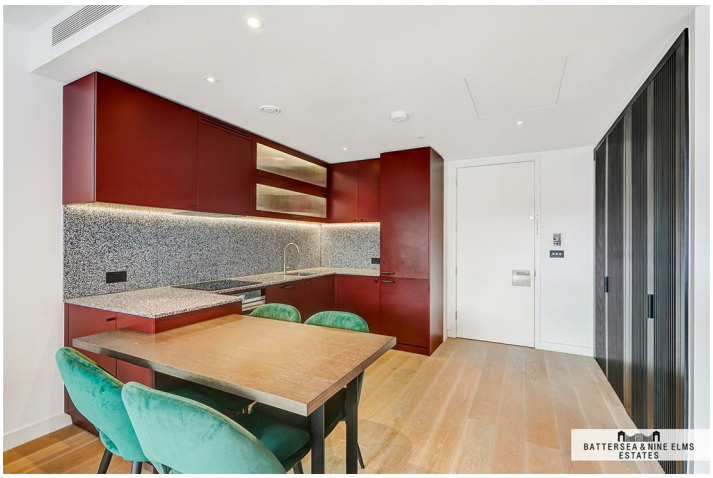
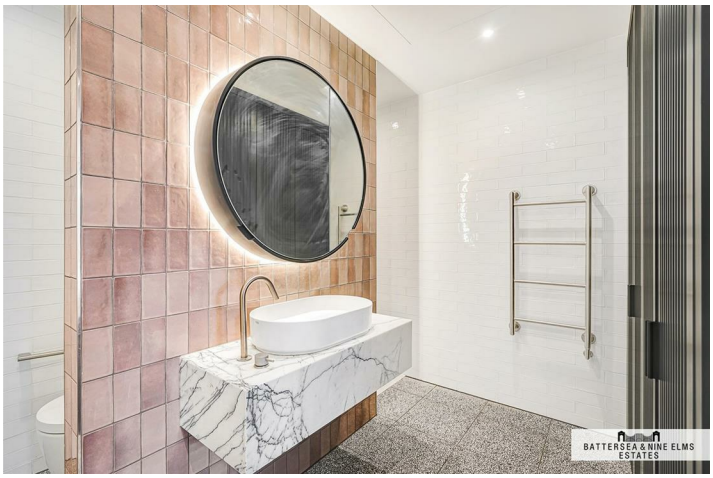
- Two bedroom, two bathroom
- Gym and indoor swimming pool
- 24 Hour concierge
- Residents cinema suite
- Sky pool and Sky deck
- Balcony





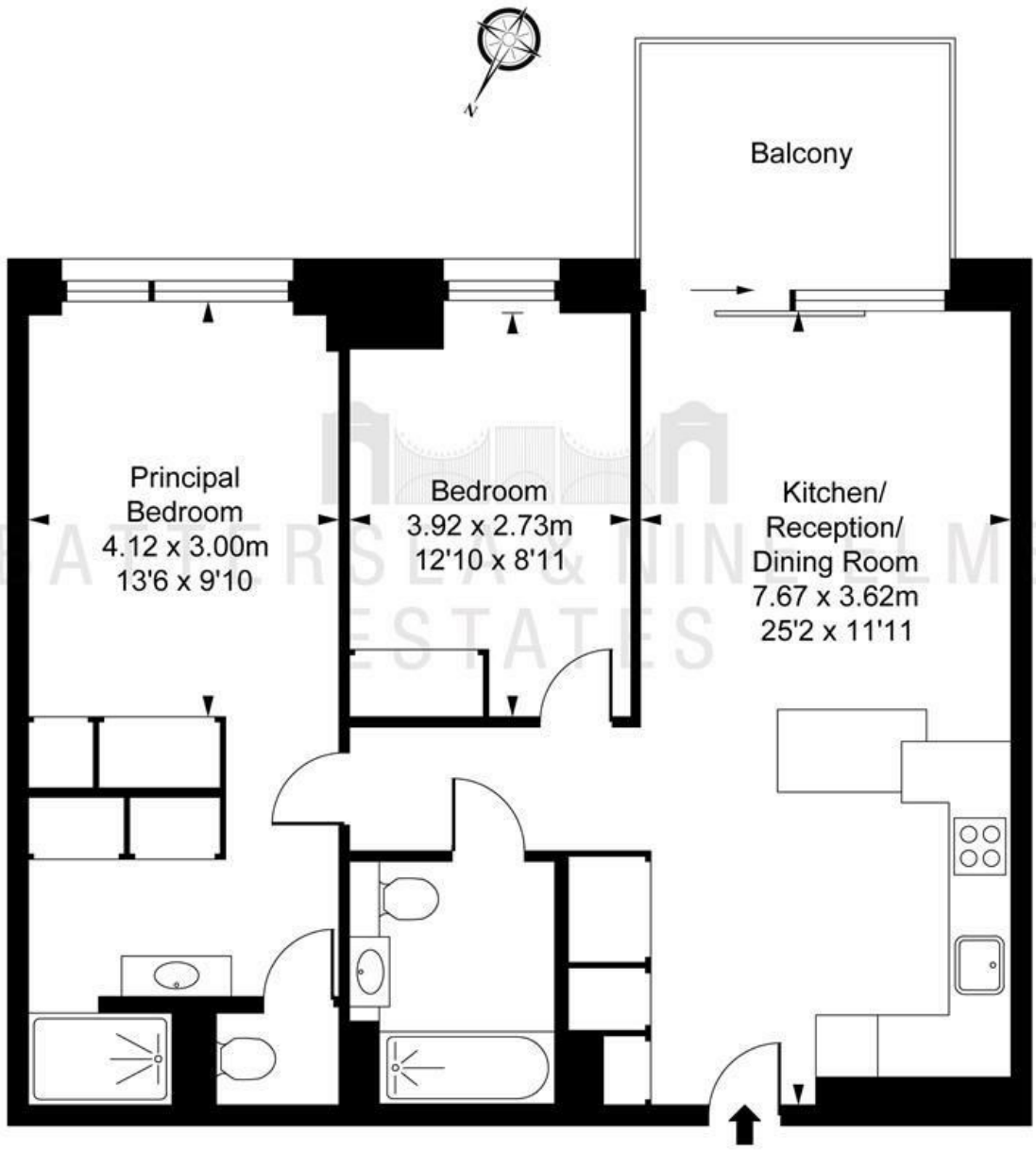




# The Modern,
# Embassy Gardens, SW11

Approximate Gross Internal Area

72.5 sq m / 780 sq ft

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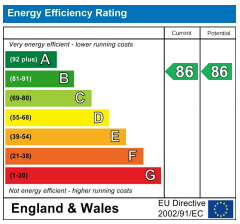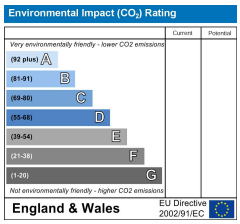
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