



**BATTERSEA & NINE ELMS
ESTATES**



1 Viaduct Gardens London

£1,100 Per Week

A sought after two bedroom, two bathroom apartment available to rent in Legacy Building, Embassy Gardens. This stunning apartment features underfloor heating & comfort cooling, fully integrated appliances, such as a dishwasher, combination washer/ dryer and wine cooler and a private balcony.

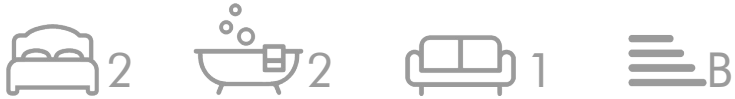
Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall station.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1,100 (1 weeks rent, subject to agreed offer)

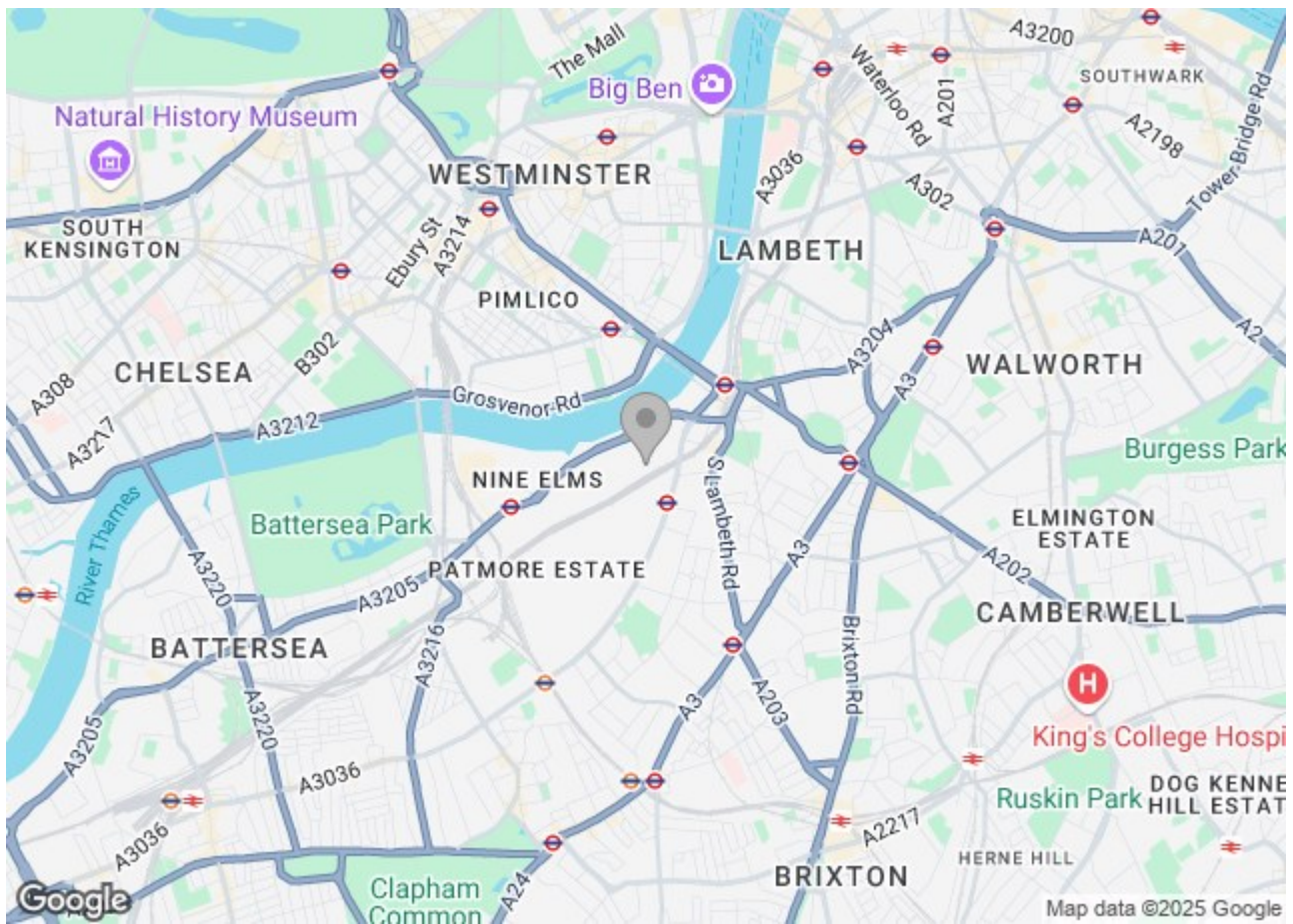
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

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
- Two bathrooms
- 24 Hour concierge
- Sky pool and sky deck
- Indoor swimming pool & gym





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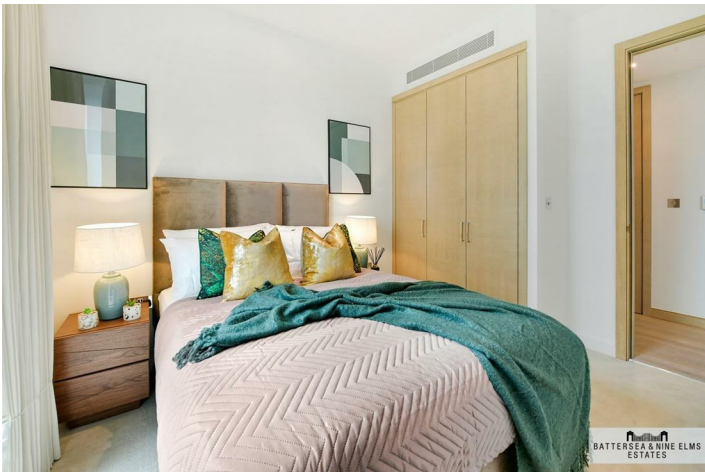
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Floor Plan

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