



1 Viaduct Gardens London

£900 Per Week

Located within the highly sought-after Embassy Gardens development, this exquisite apartment offers both luxury and convenience. This stunning property briefly comprises of two spacious bedrooms with the main bedroom benefiting from built in storage and an en-suite. An open plan living/kitchen area with integrated appliances and access to the private balcony. There is also another bathroom and ample storage which completes the living accommodation.

Just a short walk from the iconic River Thames, residents enjoy easy access to excellent transport links, including Vauxhall Station and the newly opened Northern Line tube station at Nine Elms.

This development offers fantastic communal facilities include a 24 hour concierge, indoor and outdoor swimming pools, residents gym, business lounge with meeting rooms 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 - £900 (1 weeks rent, subject to agreed offer)

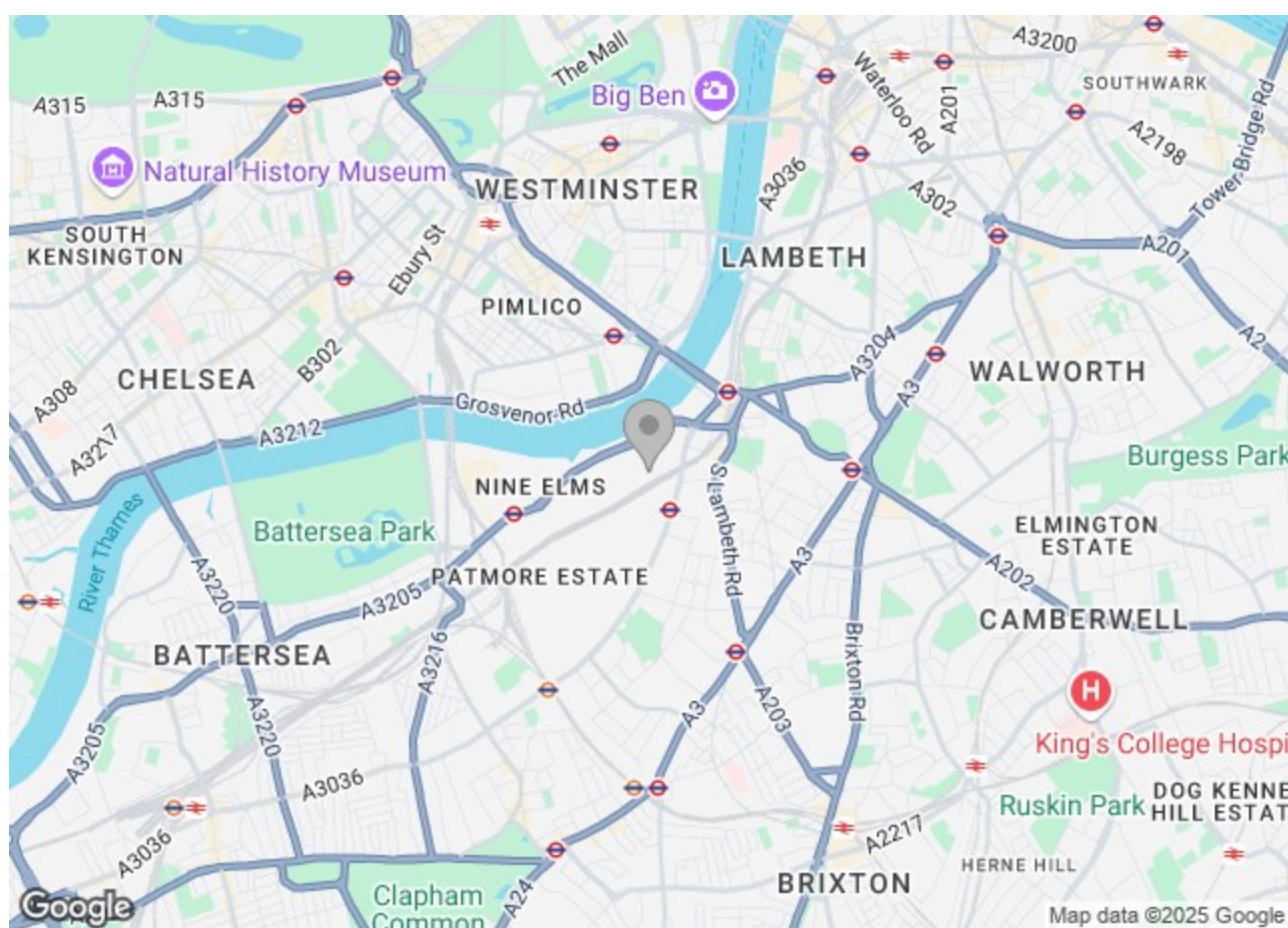
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Parking available by separate negotiation | Lift Access

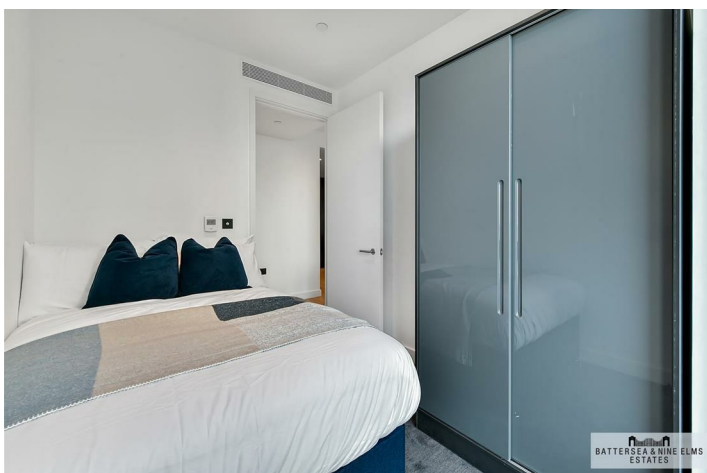
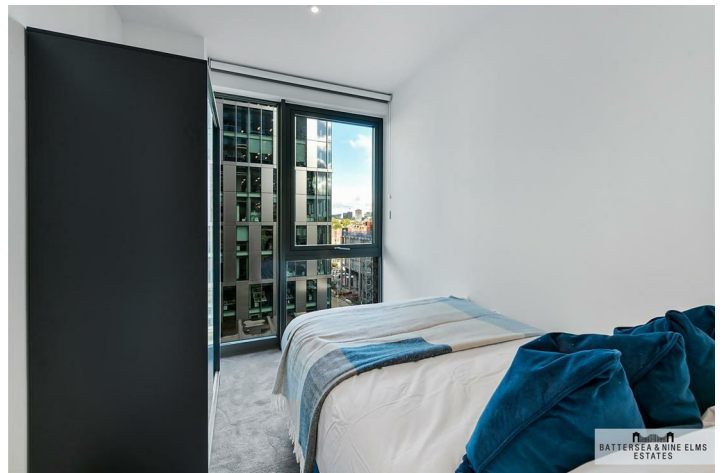
To check broadband and mobile phone coverage please visit Ofcom.

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- Two bedrooms
- Two bathrooms (en suite)
- 24 Hour concierge
- Swimming pools and gyms
- Meeting room & lounge
- Comfort cooling
- Zone 1 transport links





The Modern,
Legacy Building, SW11
Approximate Gross Internal Area
64.50 sq m / 694 sq ft

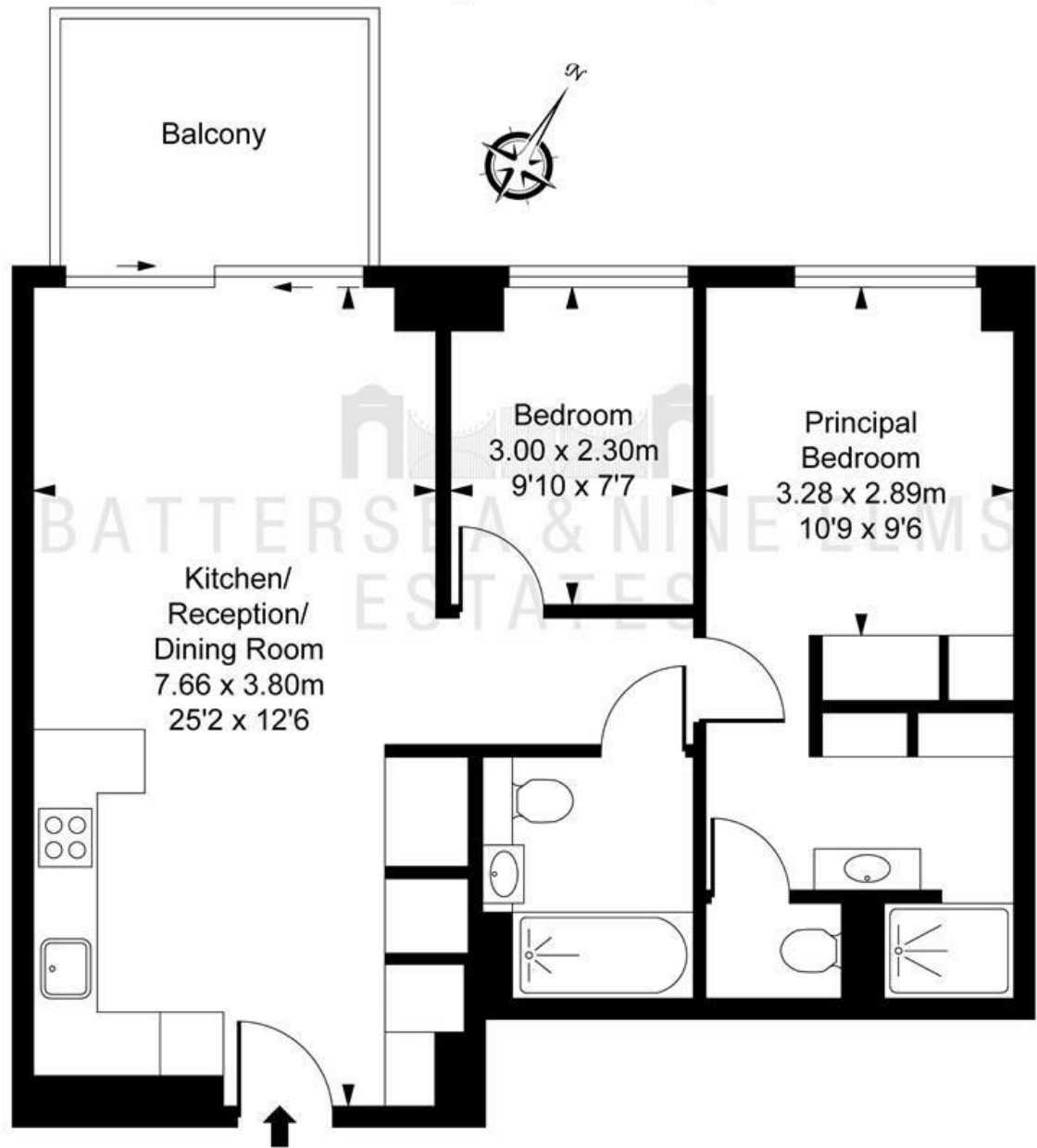


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	