

Legacy Building, Embassy Gardens

Asking Price £945,000

Battersea & Nine Elms Estates is proud to present this high-spec two bedroom, two bathroom apartment situated within the luxurious Legacy Building, Embassy Gardens.

The open-plan layout boasts bright and airy living space finished to the highest of standards, with sleek flooring and contemporary fixtures. The well-sized bedrooms are perfect for restful nights, while the spacious bathrooms offer both style and functionality.

Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to premium retail, dining, and leisure options at Battersea Power Station, alongside excellent transport links to central London via the Nine Elms and Vauxhall stations, this apartment offers an unrivalled lifestyle in an iconic location.

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)

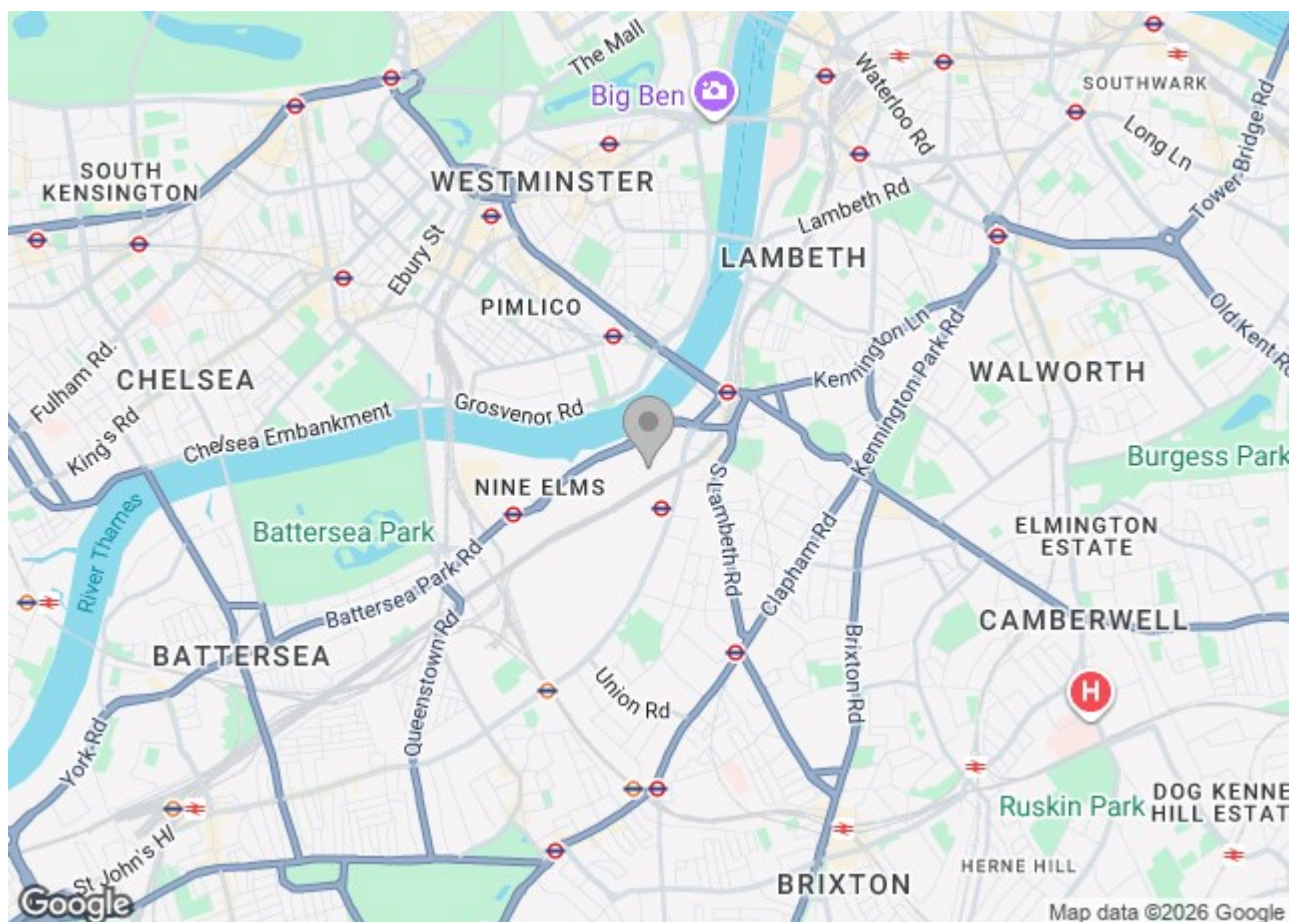
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

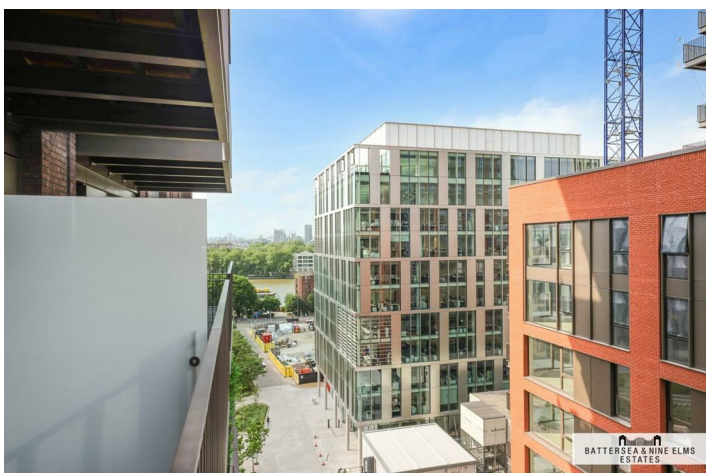
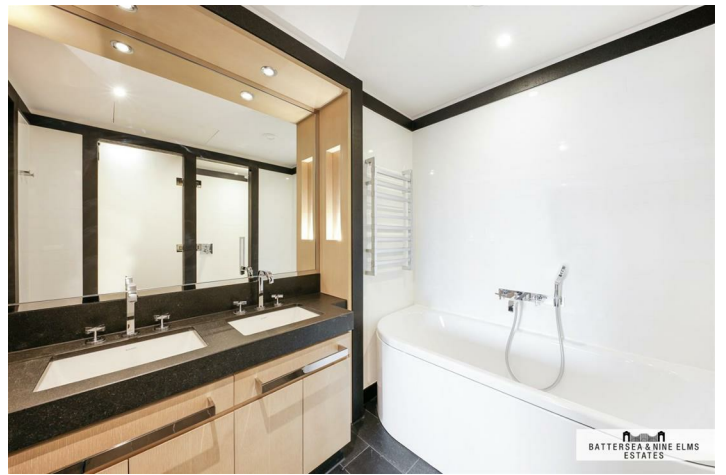
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Two Bedrooms
- Sky Pool & Orangey
- Cinema Room
- Two Bathrooms
- Fully-Equipped Gym
- 24-hour Concierge
- Private Balcony
- Zone 1 Transport Links
- Additional Indoor Pool





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
74.5 sq m / 802 sq ft

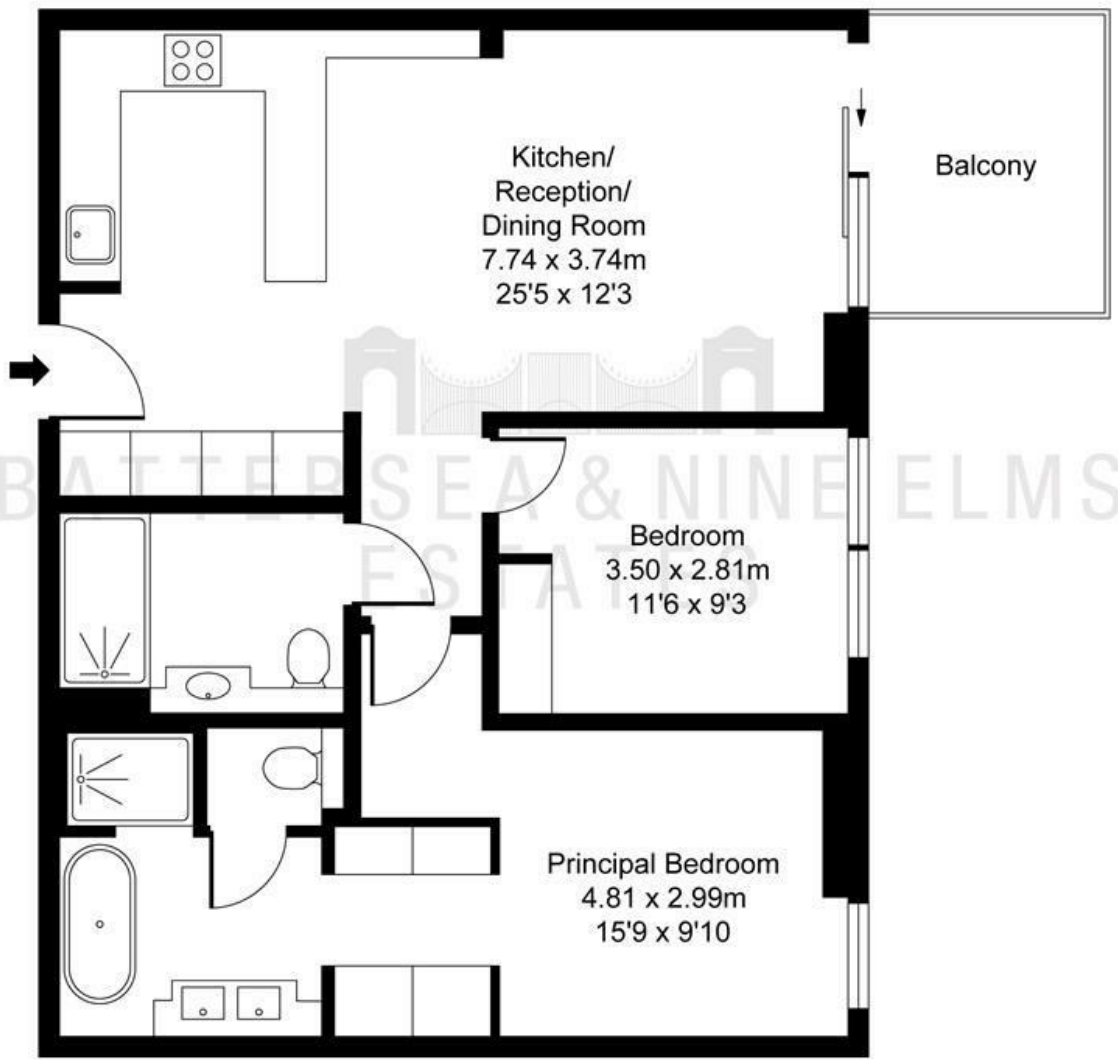


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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	