



Legacy Building, Embassy Gardens

Asking Price £1,150,000

A luxury two bedroom apartment set within the sought after Embassy Gardens development. Featuring underfloor heating and comfort cooling, this luxury apartment offers sleek design and high specification finish.

Residents can take advantage of the exciting communal amenities such as the gym, spa, private cinema, meeting rooms and lounges. The development is located close to zone one transport links including Nine Elms Station and Vauxhall station.

Approximately 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: Wandsworth F

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP | Lift access | Cladding: EWS1 Certificate available

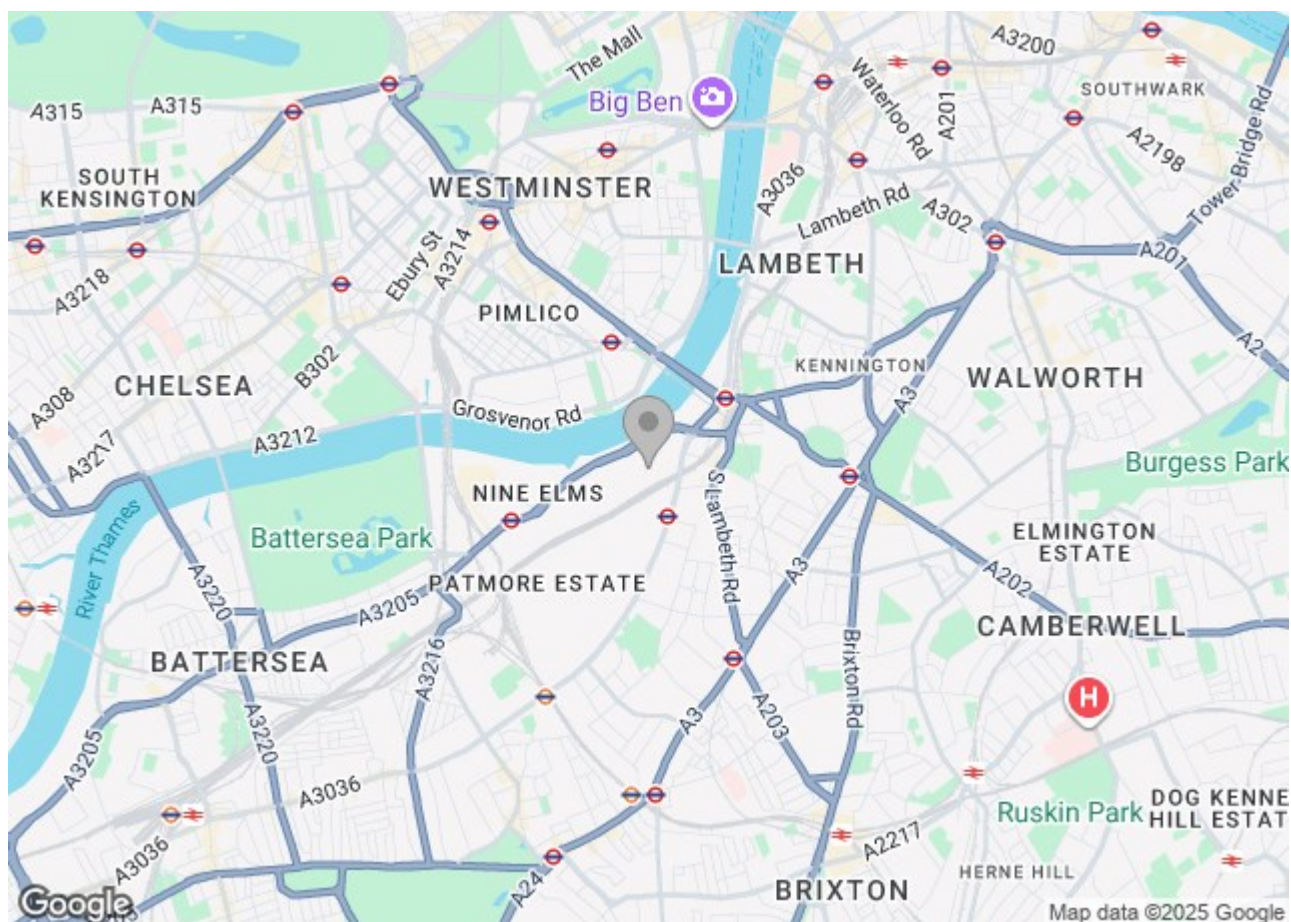
To check broadband and mobile phone coverage please visit Ofcom.

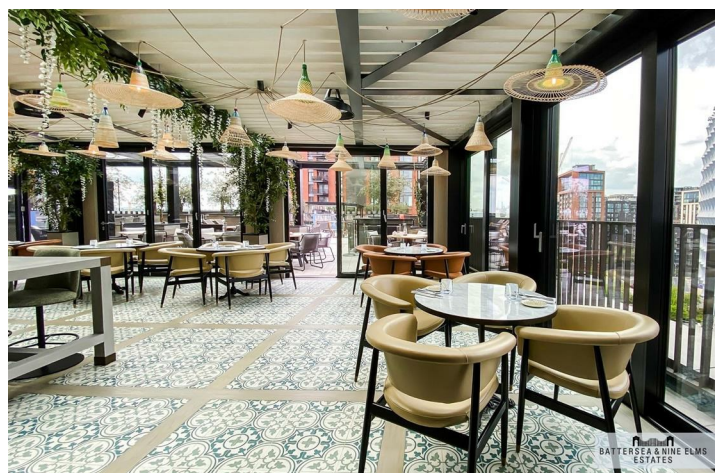
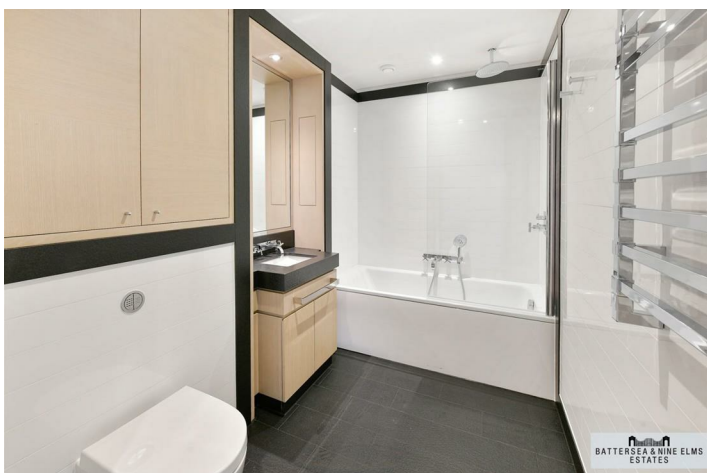
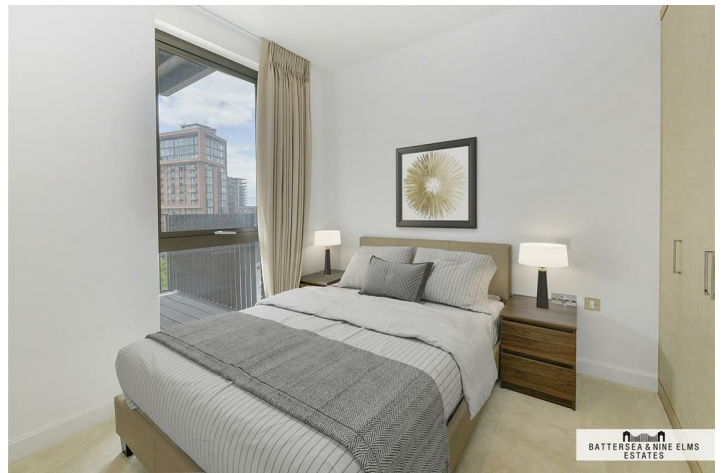
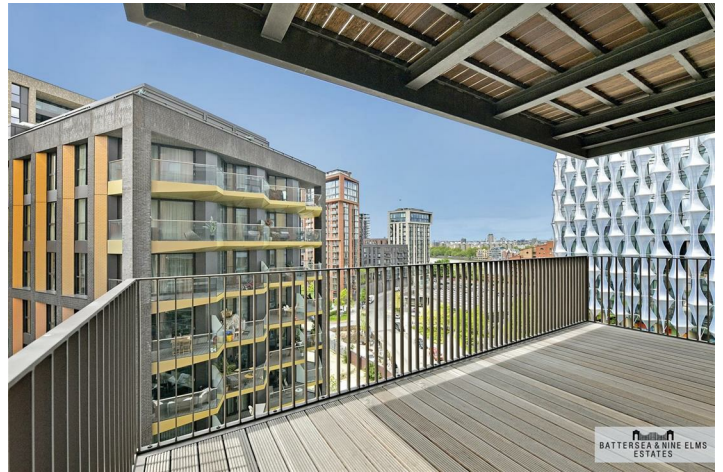
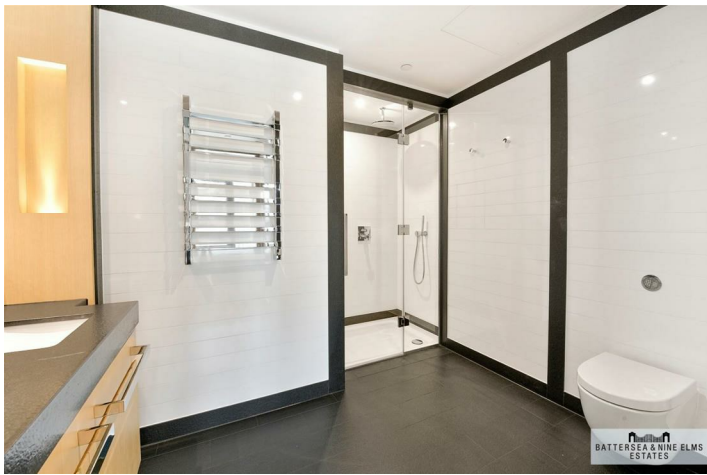
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Two double bedrooms
- Excellent Links to transport
- *Photos from 2021*
- Two bathrooms (one en suite)
- Residents gym
- 24 Hour concierge
- Swimming Pool





Legacy Building,
Embassy Gardens, SW11

Approximate Gross Internal Area
80.9 sq m / 871 sq ft

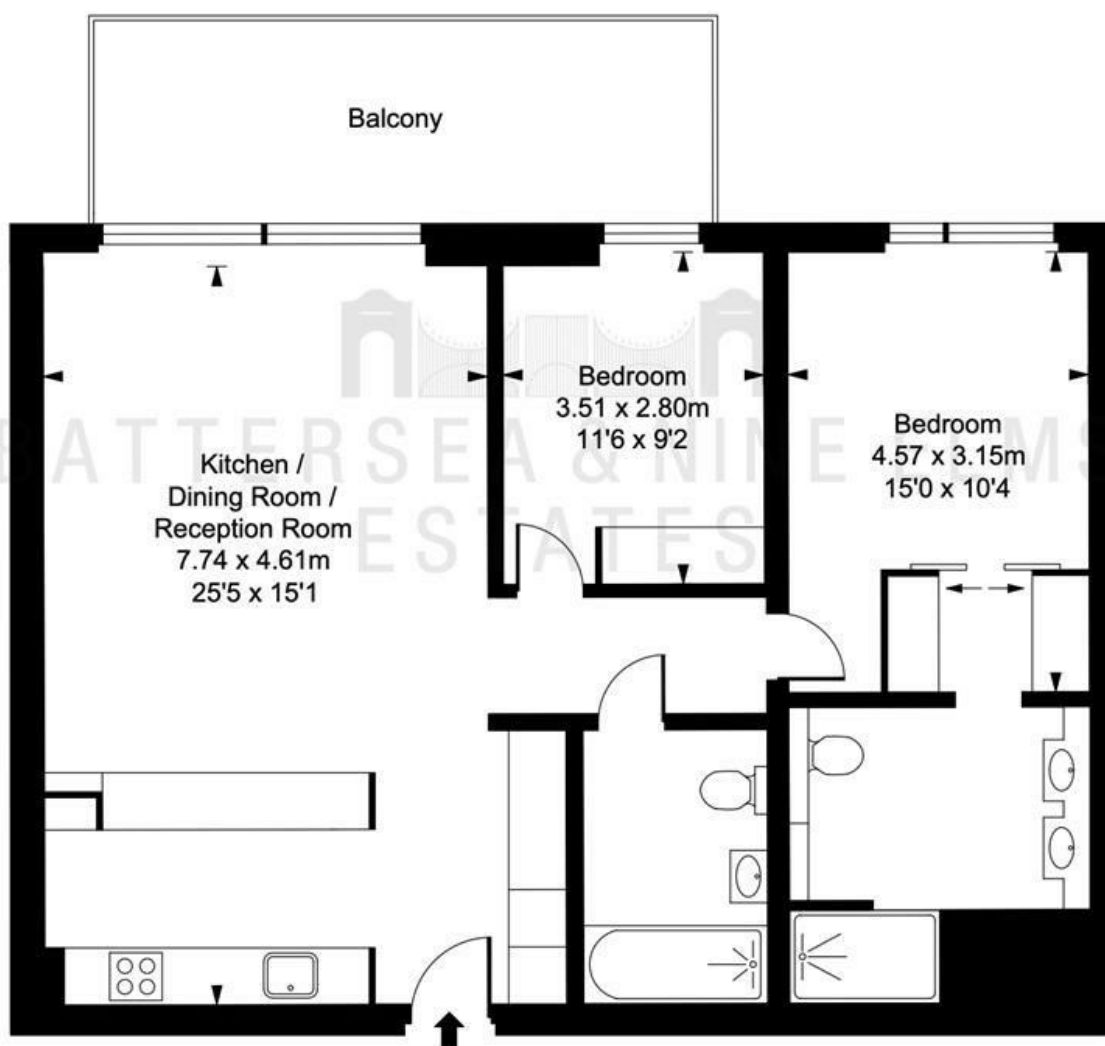


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs	96	96
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	96	96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		