



Legacy Building, Embassy Gardens

Asking Price £1,500,000

A stunning two bedroom apartment with far reaching views. This luxury apartment arranged over a high floor of Legacy Building offers bright and spacious accommodation, with underfloor heating & comfort cooling.

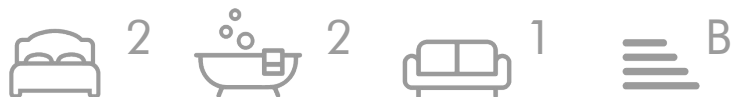
Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall & Nine Elms stations.

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

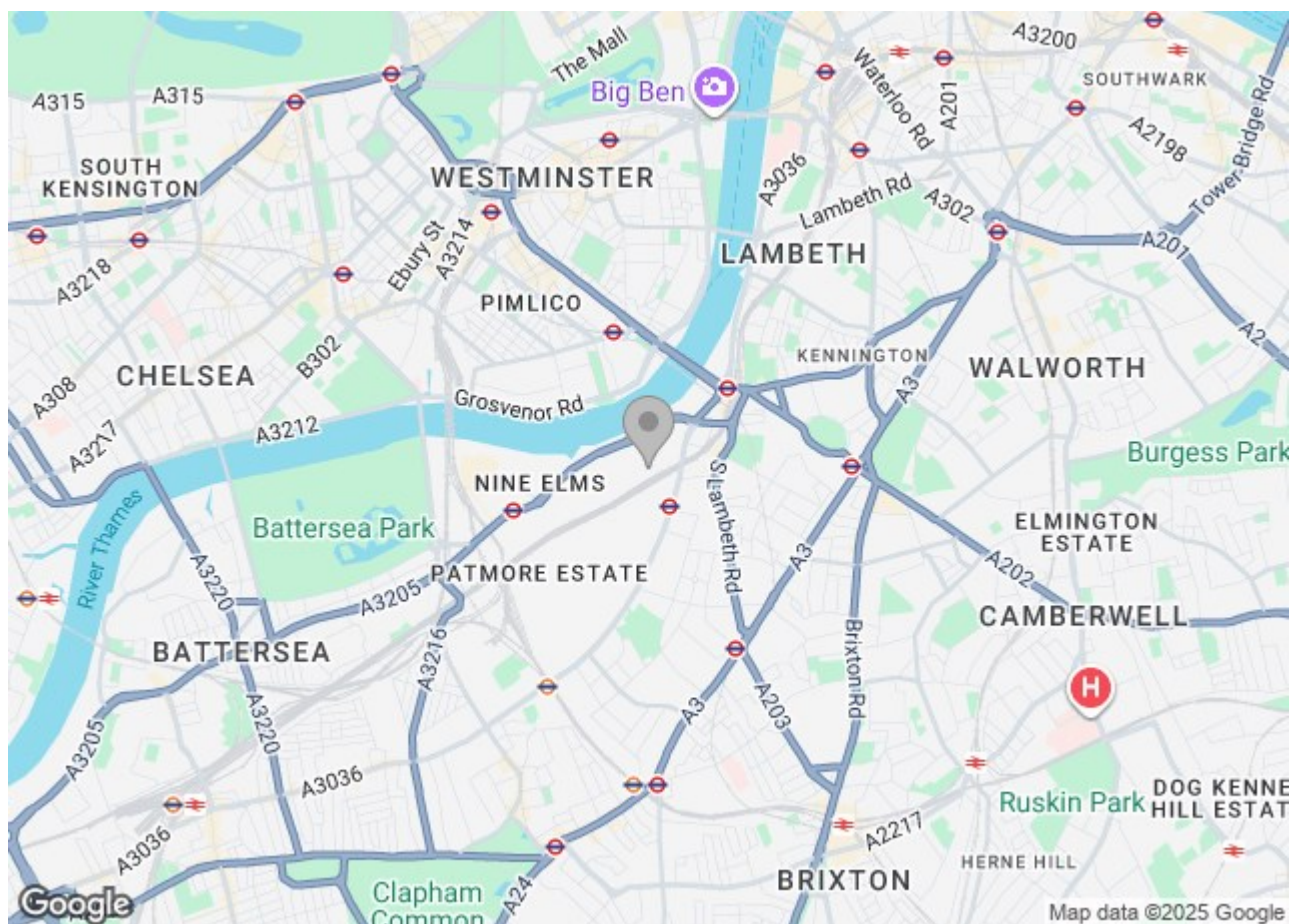
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp | Lift access | Cladding: EWS1 Certificate available

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
- Private balcony
- Valet Parking
- Two bathrooms (one en suite)
- Moments to Zone 1 transport links
- *Photos from 2020*
- 24 Hour concierge
- Residents gym & pool





Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
90.2 sq m / 971 sq ft

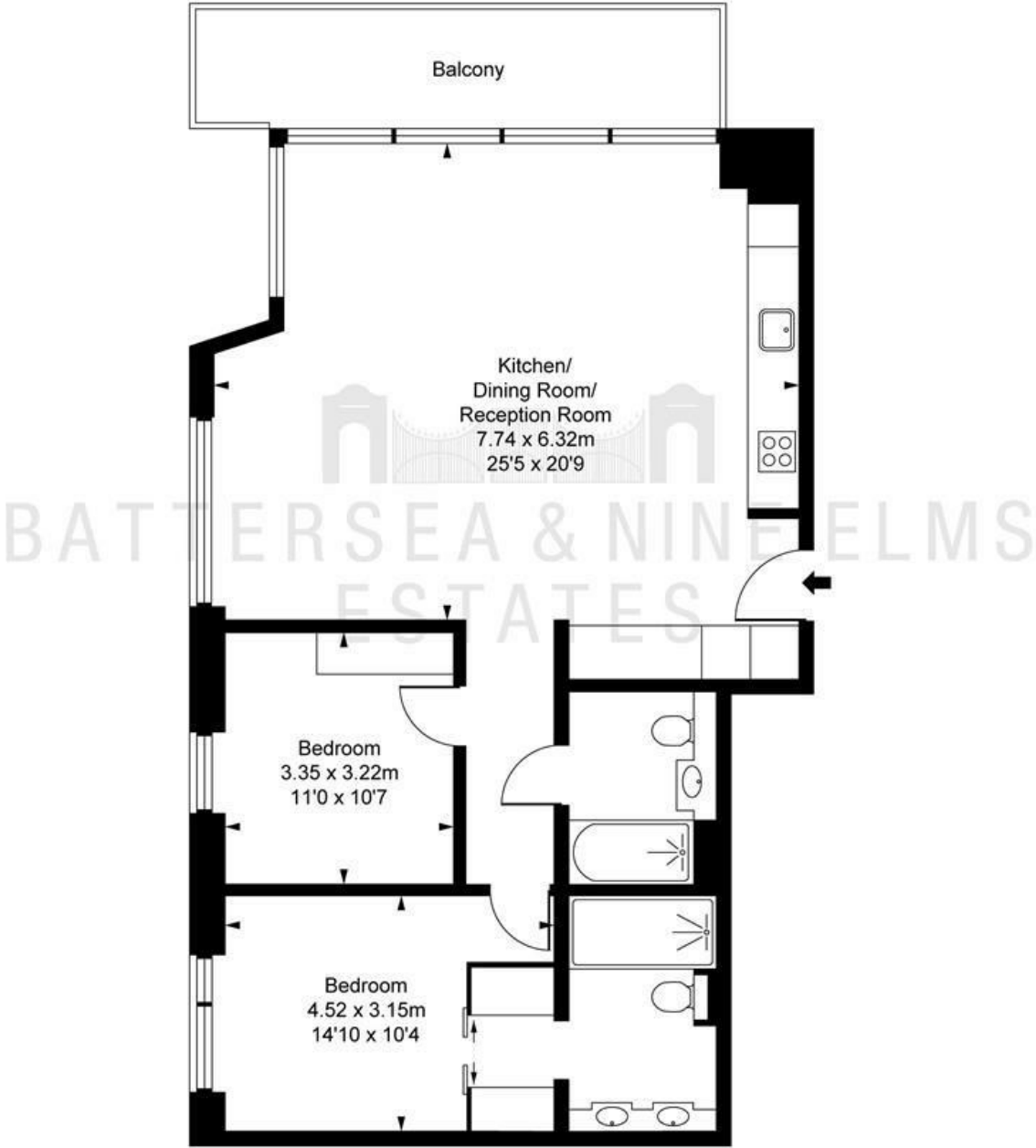


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		