



## 1 Viaduct Gardens London

**£1,100 Per Week**

A beautiful two bedroom, two bathroom apartment featuring a spacious private balcony. Finished to the highest standard with custom designed interiors, comfort cooling and underfloor heating, the residence rests within the highly sought after Legacy Building in the luxurious Embassy Gardens 2 development

Residents of this sought after location can enjoy the wonderful amenities including the incredible upcoming Sky Pool, Sky Deck and Orangery, as well as on site gym, cinema and private residents club and lounge.

Council Tax Band: Wandsworth - G  
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)

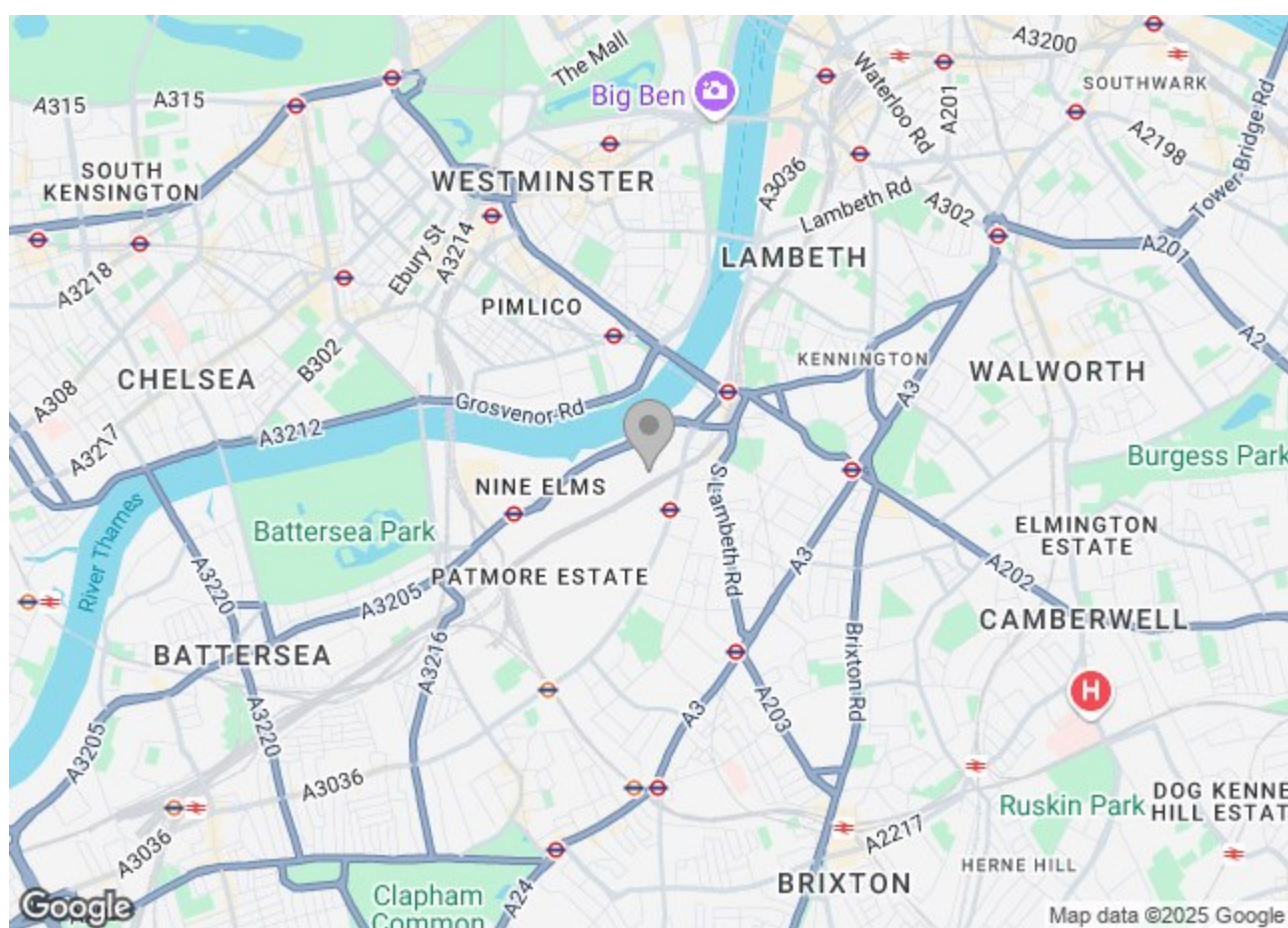
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

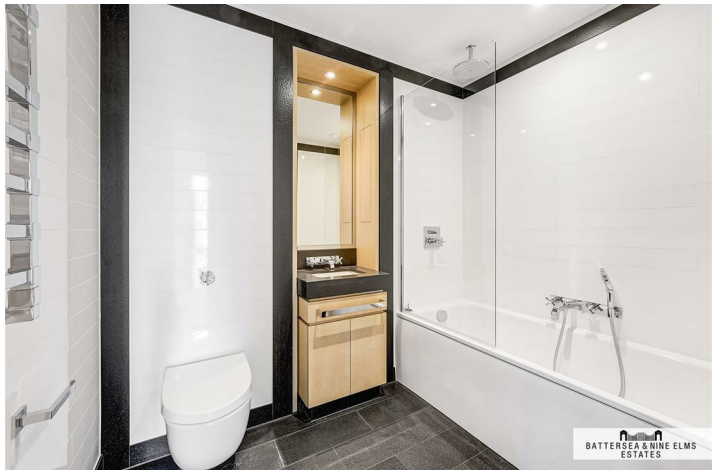
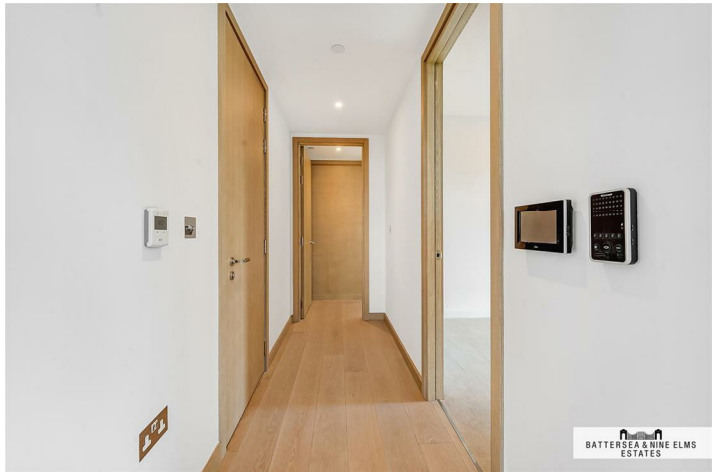
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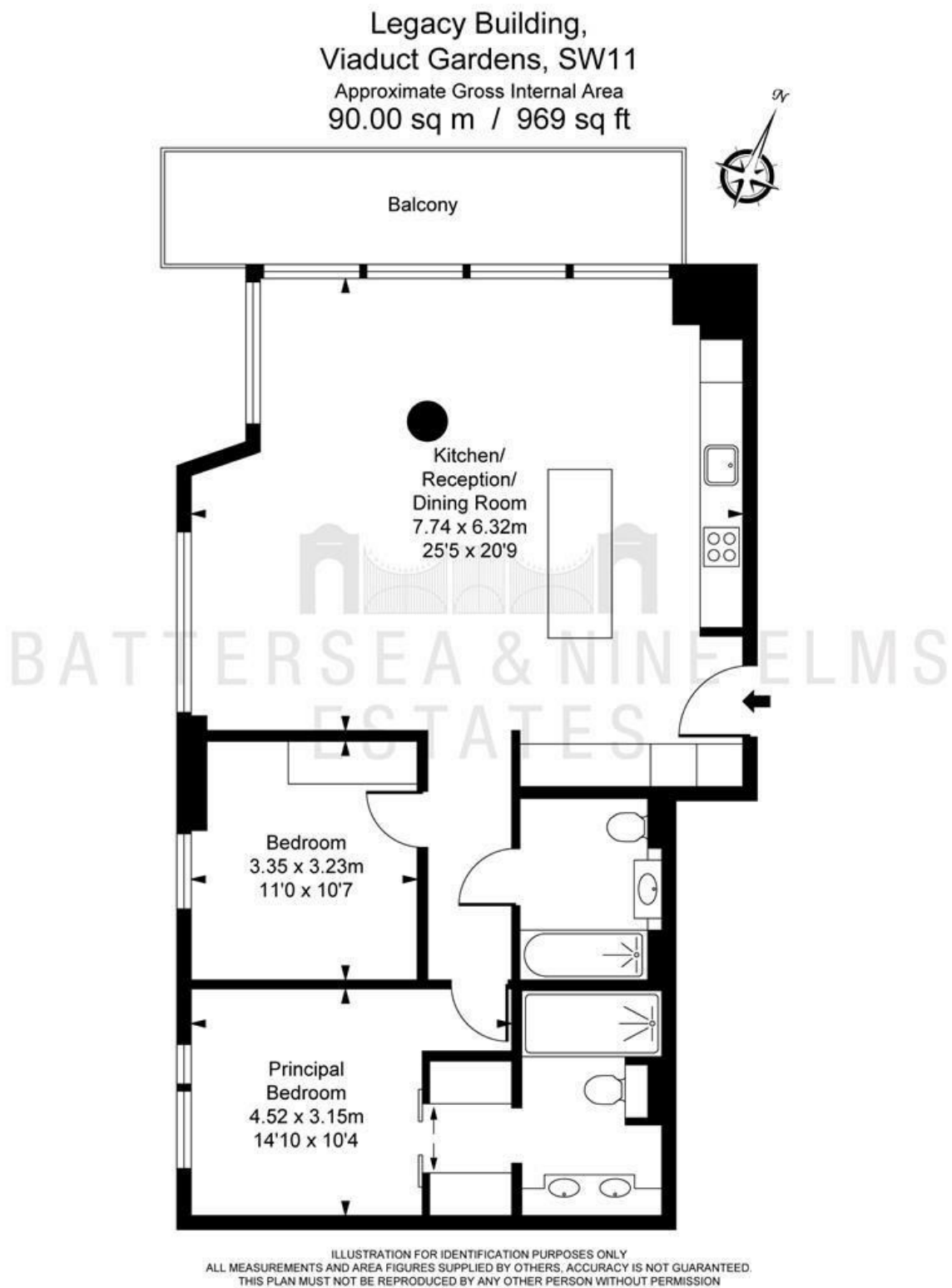


- Two double bedrooms
- 24 Hour concierge
- Sky pool and orangery
- Two bathrooms (one en suite)
- Underfloor heating
- Indoor swimming pool & gym
- Comfort cooling









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.

