



Legacy Building, Embassy Gardens

Asking Price £1,100,000

Located in the prestigious Legacy Building at Embassy Gardens. This modern residence boasts a generous living space of 962 square feet, providing ample room for both relaxation and entertaining.

A well-appointed reception room that serves as the heart of the home, perfect for hosting guests or enjoying quiet evenings which is also equipped with a conveniently placed work from home space. The property features two spacious bedrooms, and two thoughtfully designed bathrooms.

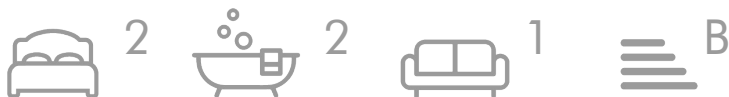
Embassy Gardens is renowned for its vibrant community and excellent amenities, making it an ideal choice for those seeking a sophisticated urban lifestyle. With its prime location, residents can enjoy easy access to a variety of shops, restaurants, and transport links, enhancing the overall living experience.

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: F (Wandsworth Council)

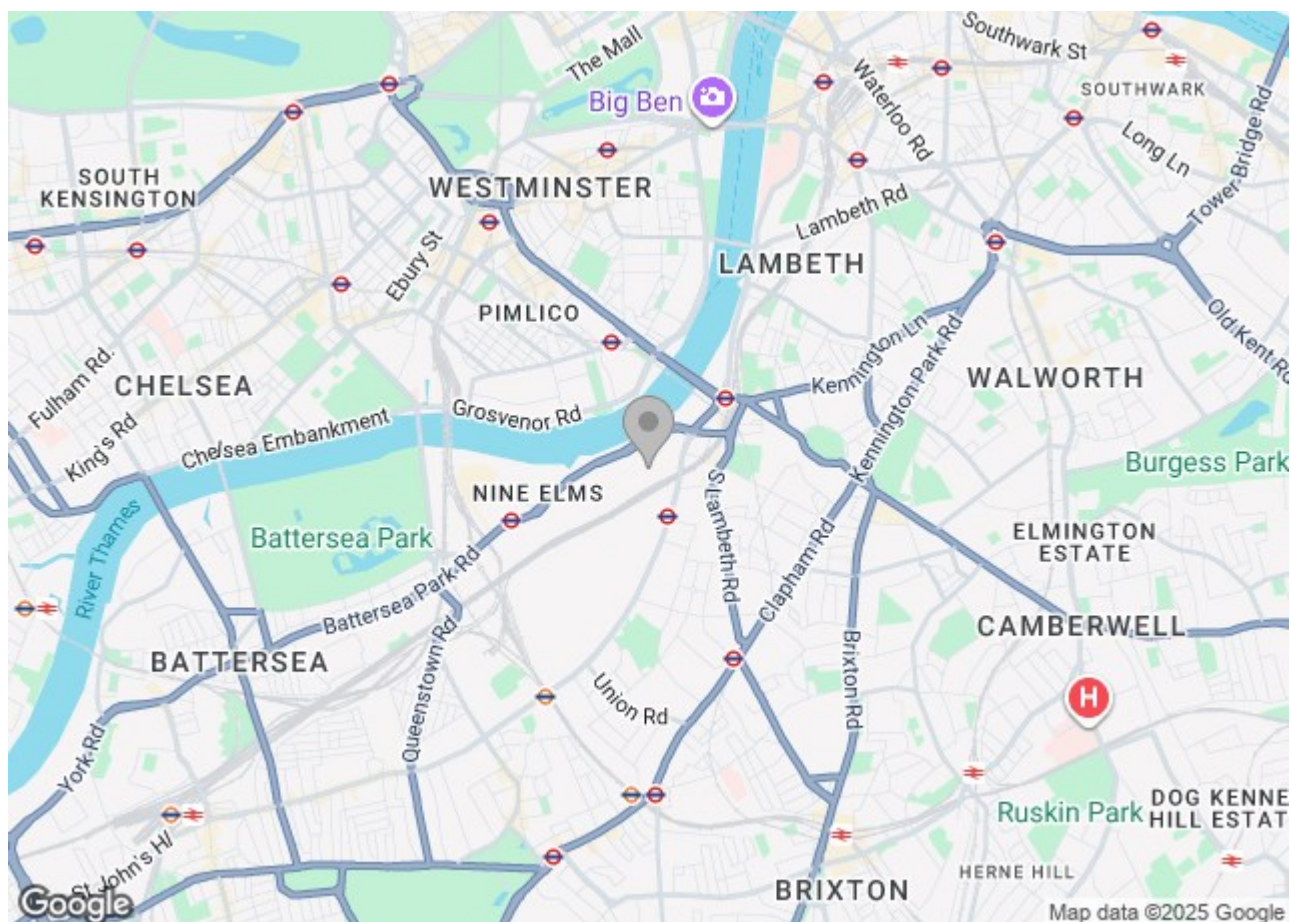
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

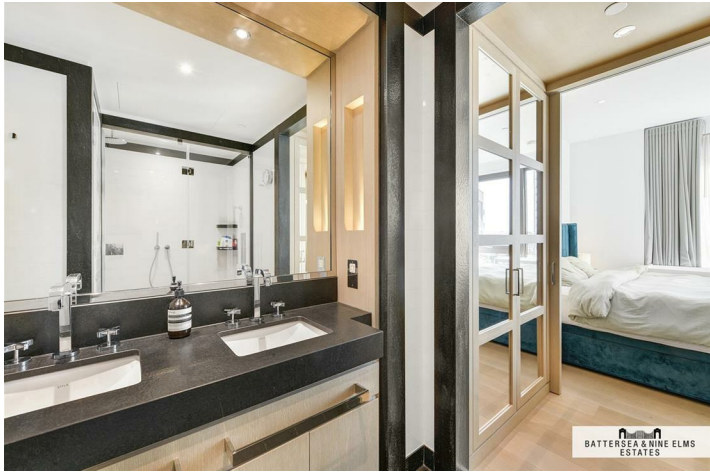
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London

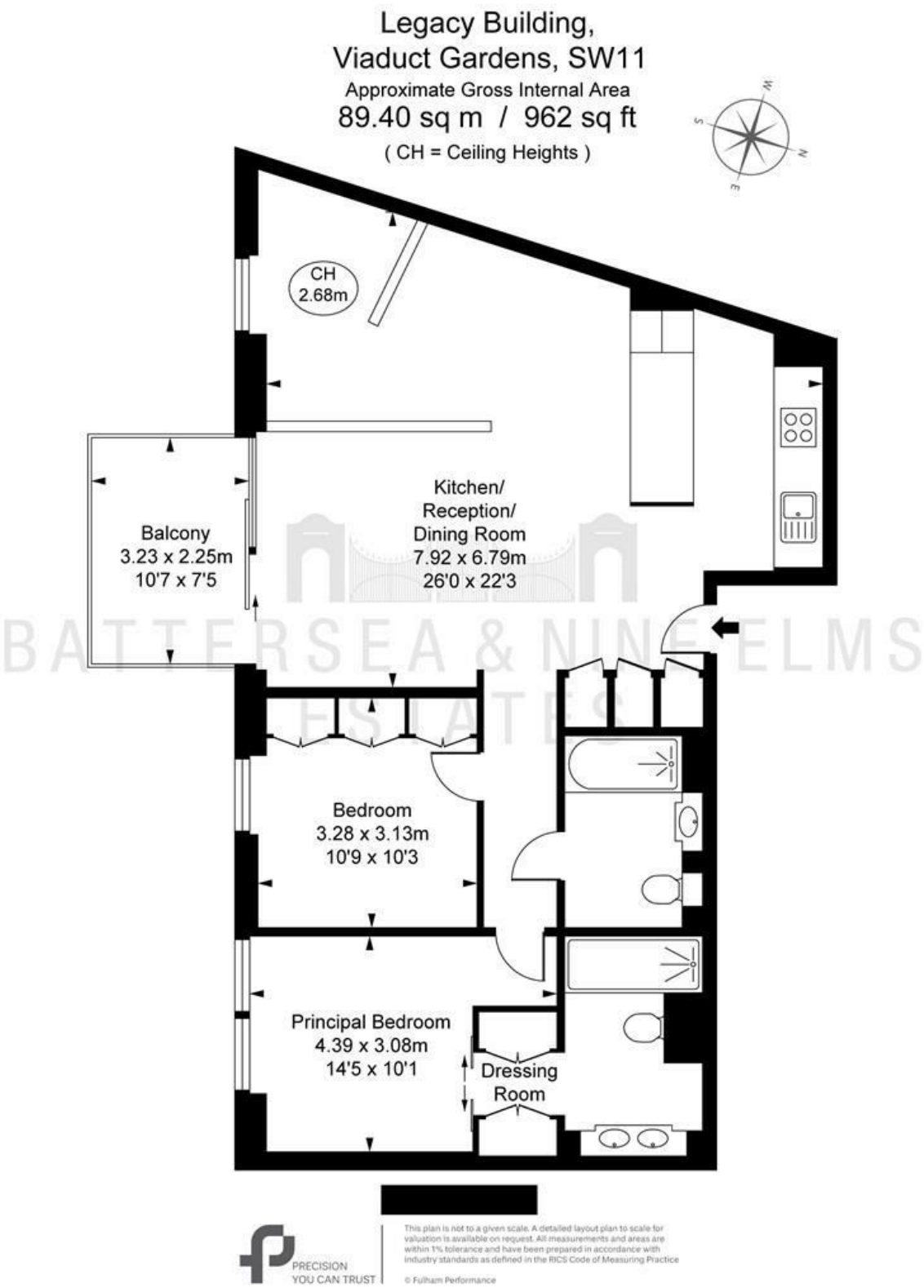


- Two bedrooms
- 24 hour concierge
- Residents gymnasium
- Two bathrooms (one en-suite)
- Valet parking
- Private balcony
- Sky pool





Floor Plan



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 firms 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	