



Legacy Building, Embassy Gardens

Asking Price £1,075,000

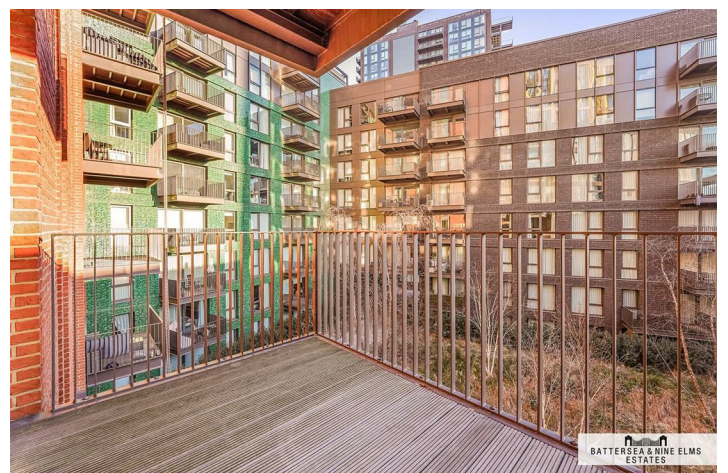
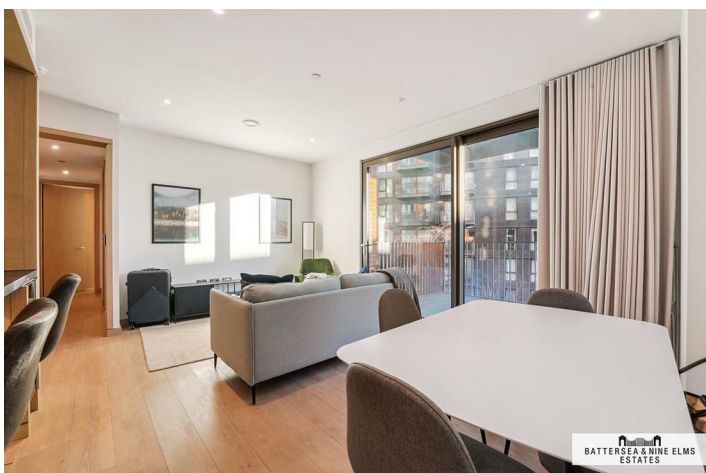
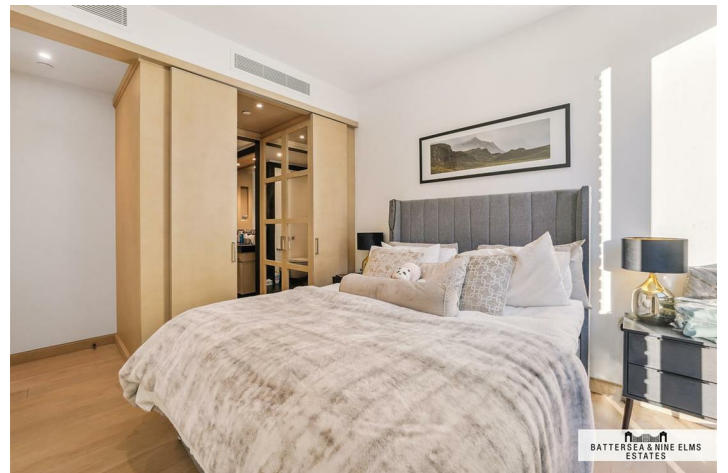
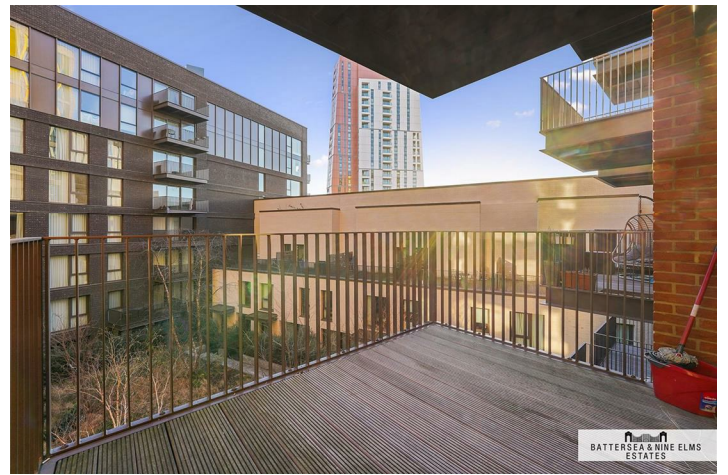
A stunning two bedroom, two bathroom apartment set within the desirable Embassy Gardens development, Legacy Building overlooking the internal gardens. This sought after property benefits from stylish design and luxury finish. Appliances include a dishwasher, washer / dryer, wine cooler, underfloor heating & comfort cooling

Residents can take advantage of the wonderful communal facilities including the magnificent Sky Pool and Orangery, in addition to the residents gym, spa and cinema. The development is ideally located close to zone 1 transport links from Vauxhall Station & Nine Elms .

Approx. 986 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: N/A
Service charge amount: Ask agent
Service charge review period: N/A
Council tax band: F (Wandsworth Council)

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Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
76.7 sq m / 826 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		
	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	