

## Legacy Building, Embassy Gardens

**Asking Price £1,120,000**

A stunning two bedroom, two bathroom apartment located only moments from Vauxhall Station and the River. This exciting phase of Embassy Gardens boasts incredible resident facilities including the eagerly anticipated sky pool and an exquisite selection of luxury apartments.

This well proportioned apartment comprises of a spacious open plan kitchen/ reception room with private balcony and underfloor heating, two double bedrooms one with an en suite bathroom and a second shared bathroom.

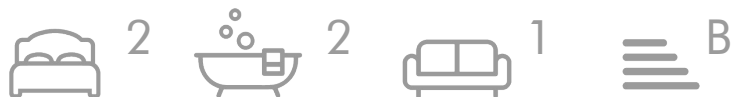
Residents can take advantage of the wonderful communal amenities such as the indoor and outdoor swimming pools, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall station.

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

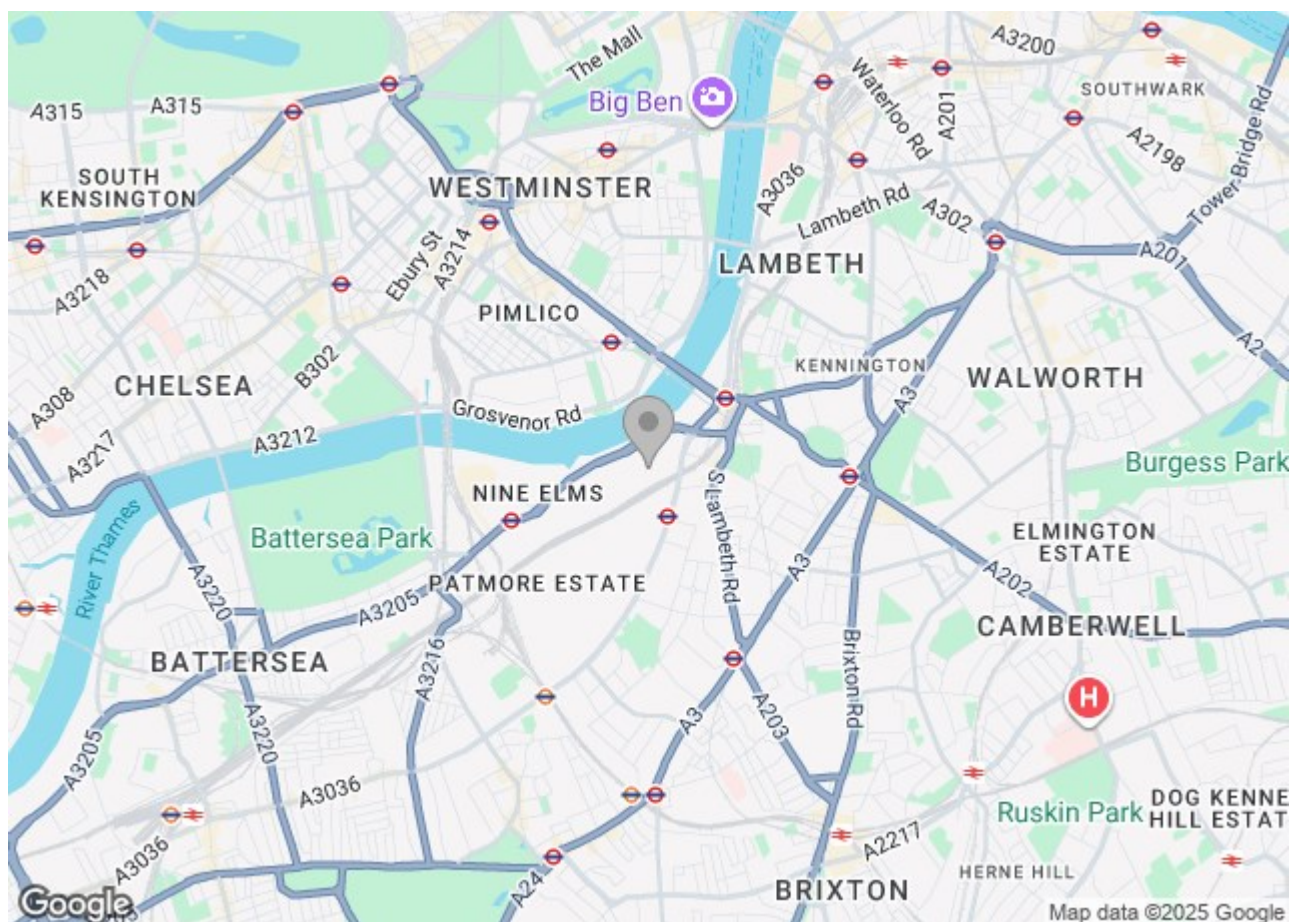
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp | Lift access | Cladding: EWS1 Certificate available

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

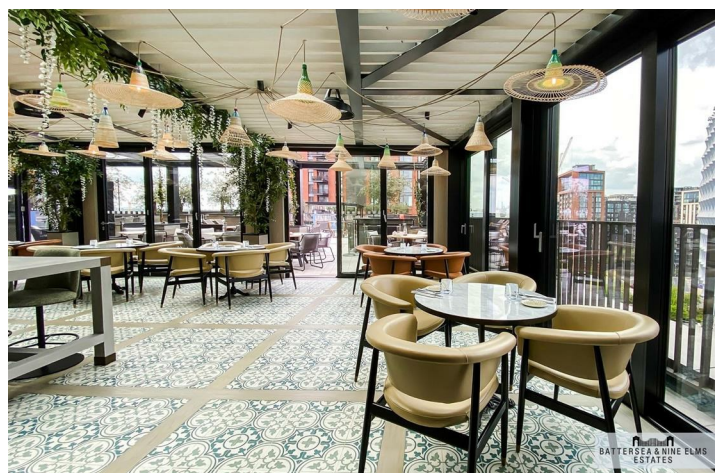
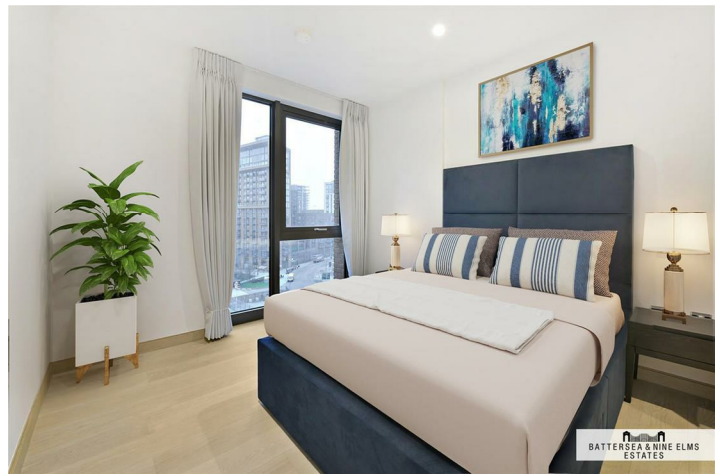
# 1 Viaduct Gardens London



- Two double bedrooms
- Washer / dry & dishwasher
- Residents Gym
- Two bathrooms
- Sky pool
- 24 Hour concierge
- Excellent links to transport









Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
80.9 sq m / 871 sq ft

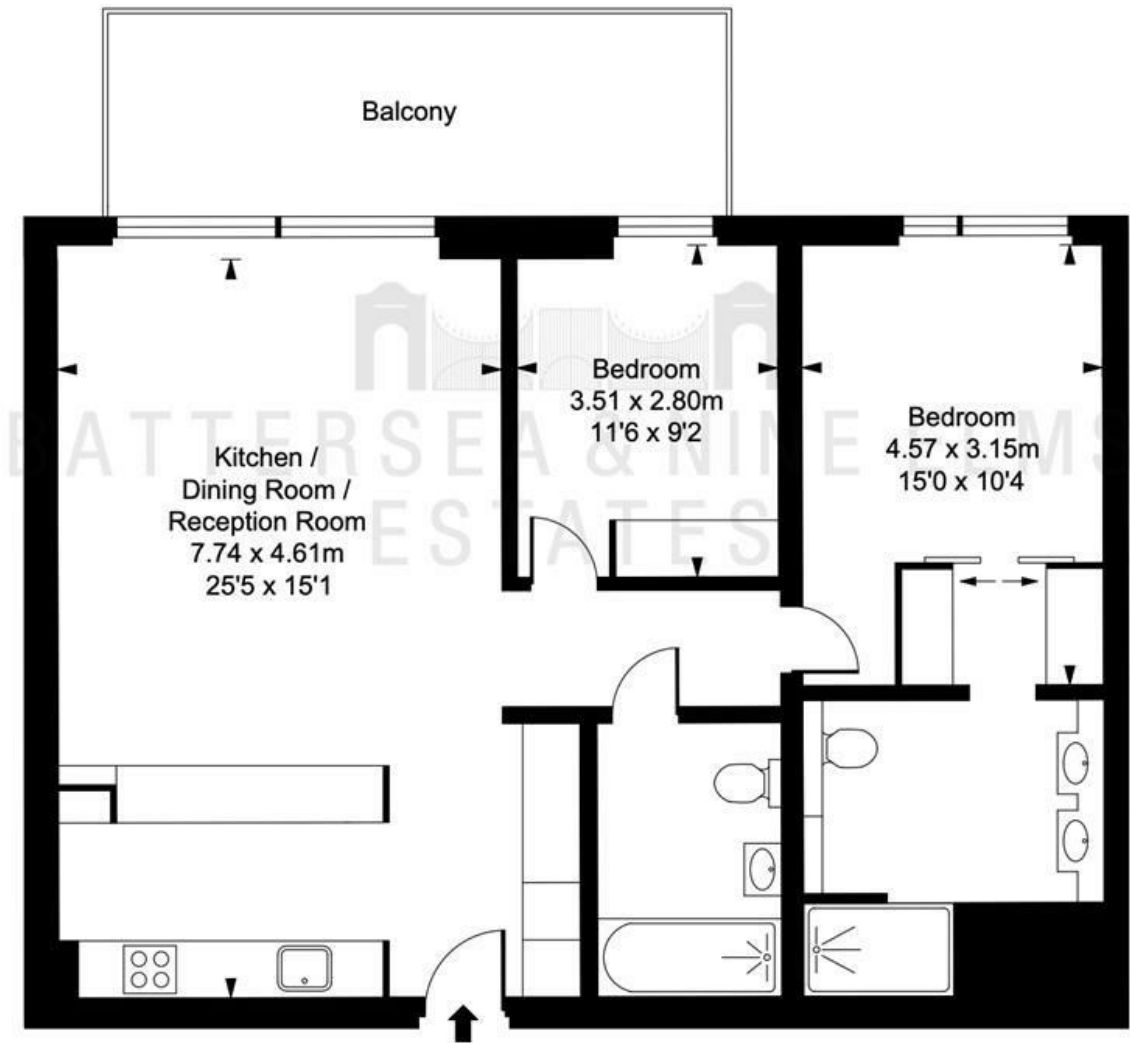


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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