

Legacy Building, Embassy Gardens

Asking Price £1,130,000

A spacious 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 & 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

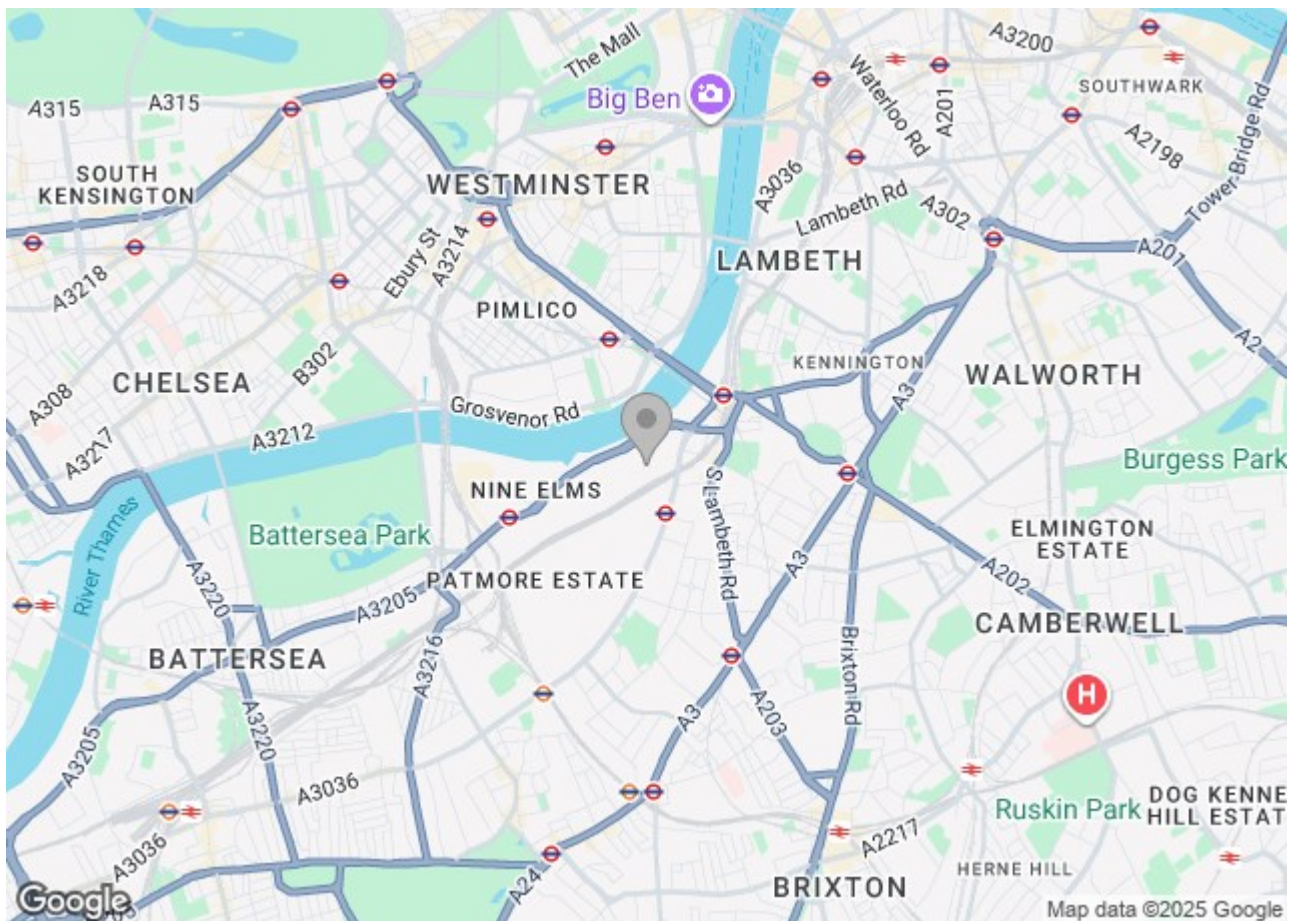
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP | Lift access | Cladding: EWS1 Certificate available

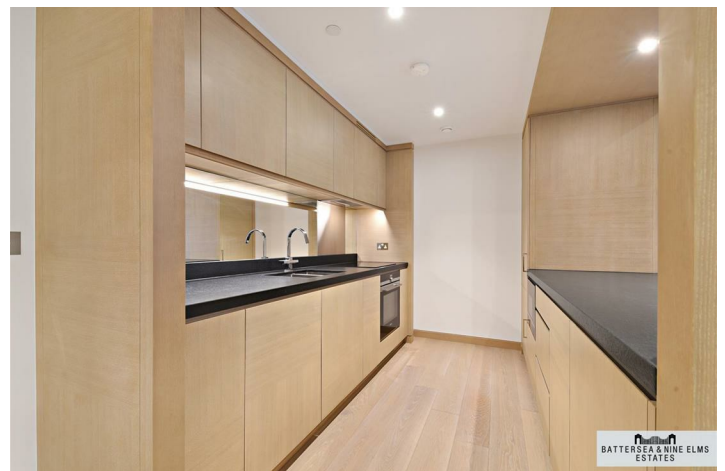
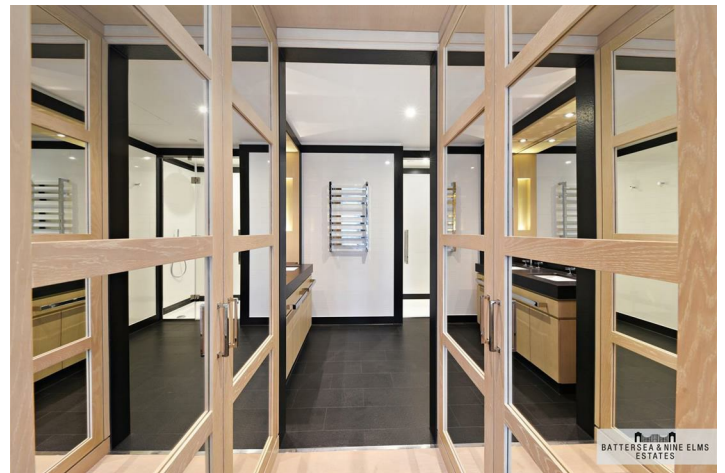
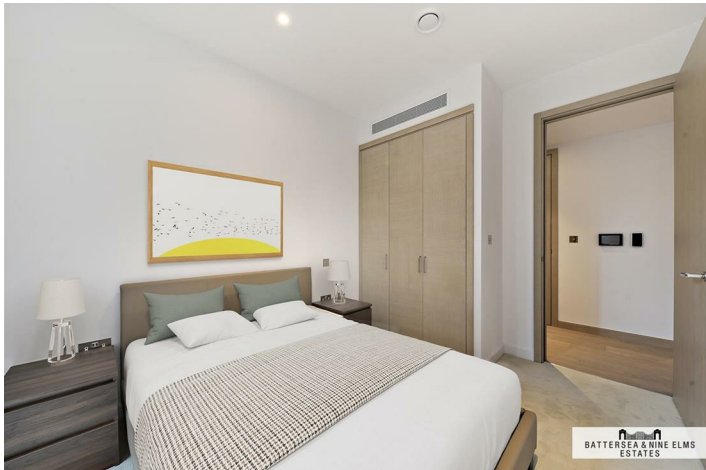
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Two double bedrooms
- Private balcony
- Residents lounge & meeting rooms
- Two bathrooms (one en suite)
- Moments to Zone 1 transport links
- 24 Hour concierge
- Residents cinema suite





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

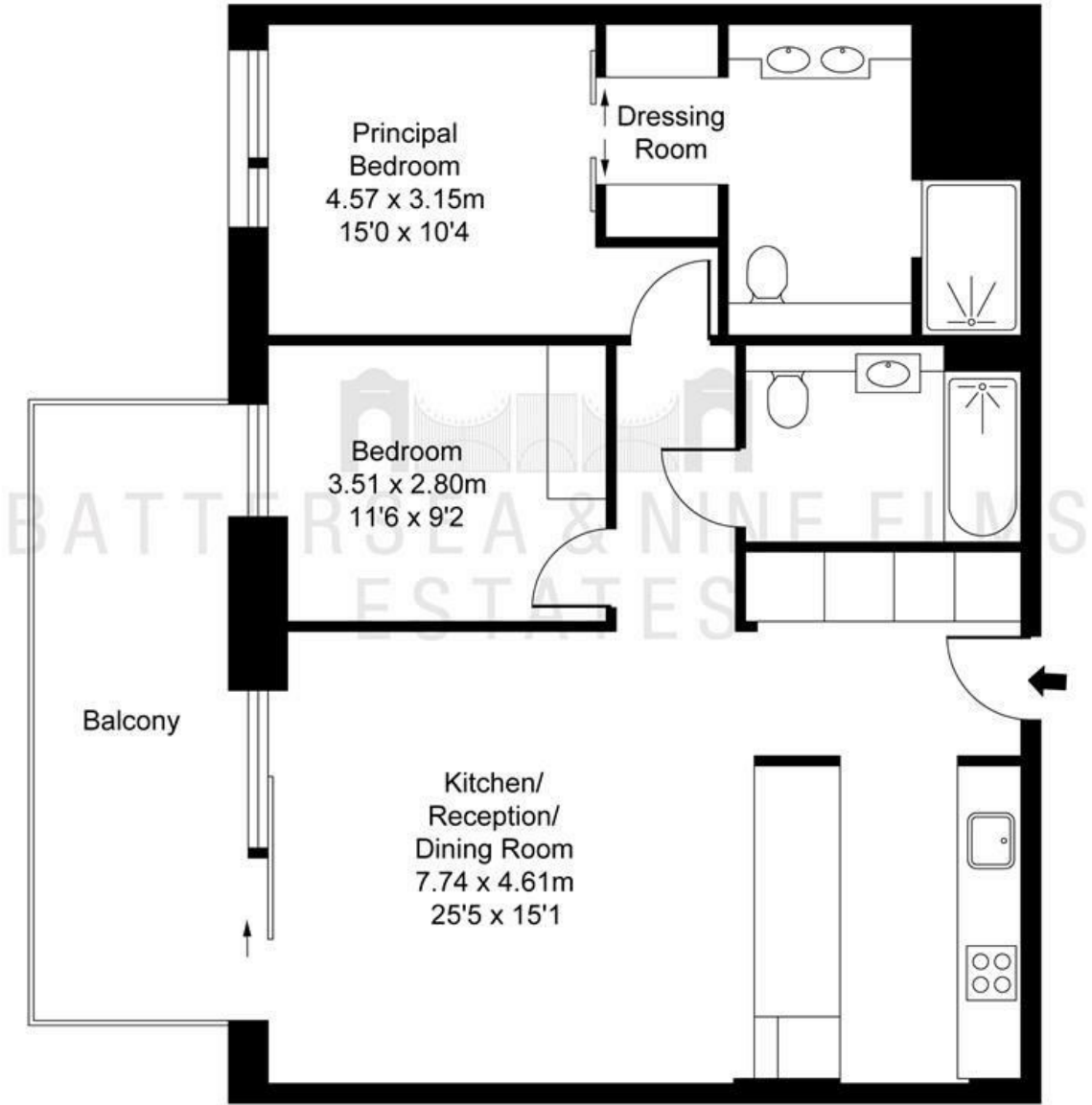


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	95	95
(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	