



Legacy Building, Embassy Gardens

Asking Price £1,350,000

Nestled within the prestigious Legacy Building in Embassy Gardens, this modern property offers a sophisticated urban lifestyle.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property features two well-appointed bedrooms (one ensuite) as well as a second communal bathroom.

Embassy Gardens is renowned for its vibrant community and excellent amenities, making it an ideal location for those seeking a dynamic living experience. With its close proximity to local shops, restaurants, and transport links, this property is perfectly situated for both work and leisure.

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: 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

Viaduct Gardens London



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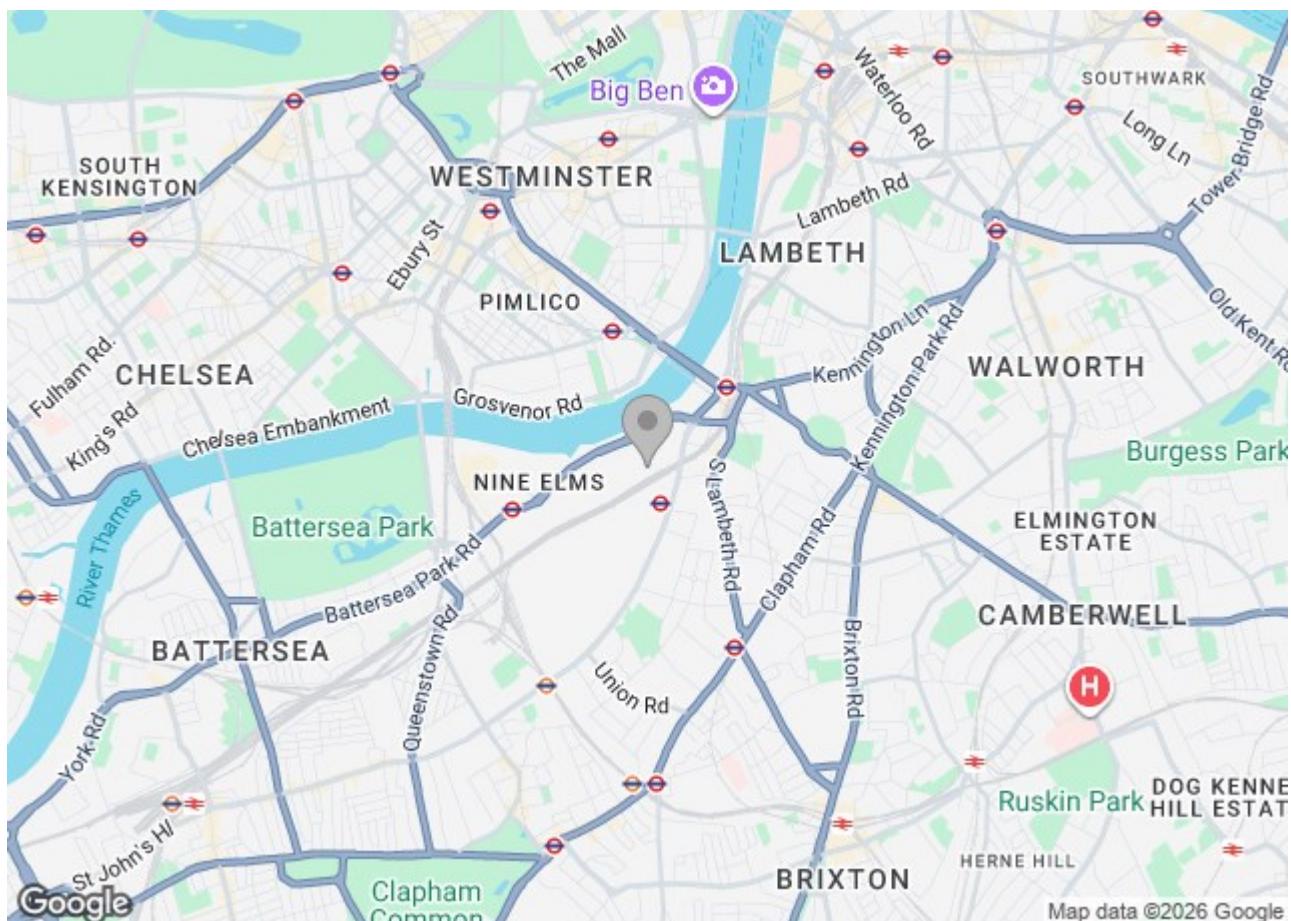


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B

- Two bedrooms
- Residents gymnasium
- Two bathrooms (one en-suite)
- sky pool
- 24 hour concierge





**Legacy Building,
Viaduct Gardens, SW11**
Approximate Gross Internal Area
88.70 sq m / 955 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		