



Legacy Building, Embassy Gardens

Asking Price £1,140,000

A luxury two bedroom apartment set within the sought after Legacy Building of Embassy Gardens. Featuring a large private balcony, this spacious apartment offers two double bedrooms, two bathrooms and an open plan kitchen / reception room. With floor to ceiling windows the property boasts oak flooring, natural granite work tops, broadloom carpeting as well as thermostatically controlled comfort cooling in living areas and underfloor heating.

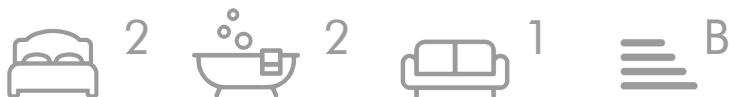
The development also offers wonderful communal facilities including the eagerly anticipated Sky Pool and Deck, Orangery restaurant, private gym and spa as well as excellent zone one transport links.

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

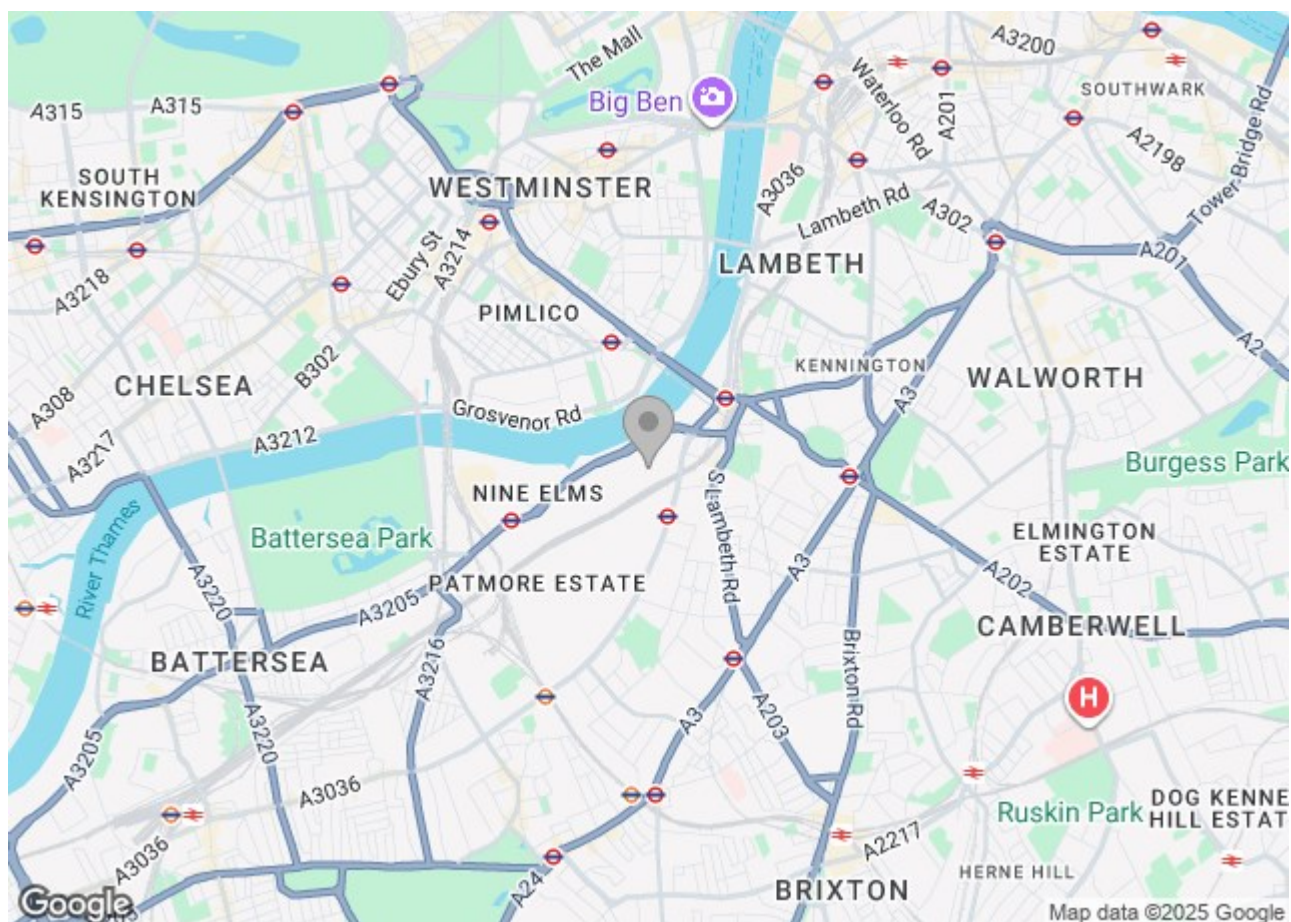
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal |
Internet: Fttp | Lift access | Cladding: EWS1 Certificate available

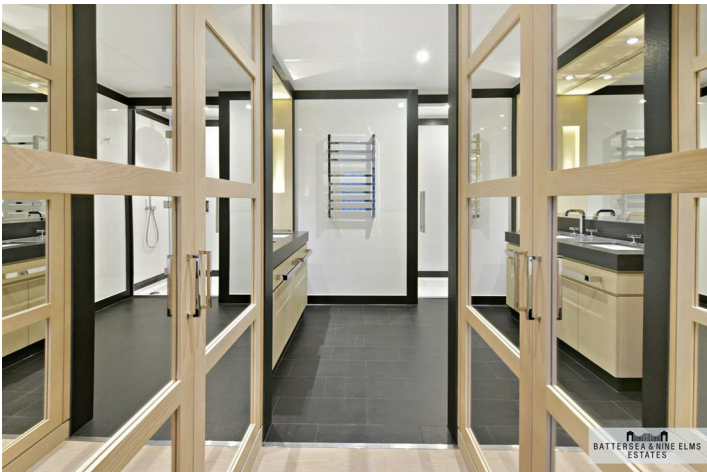
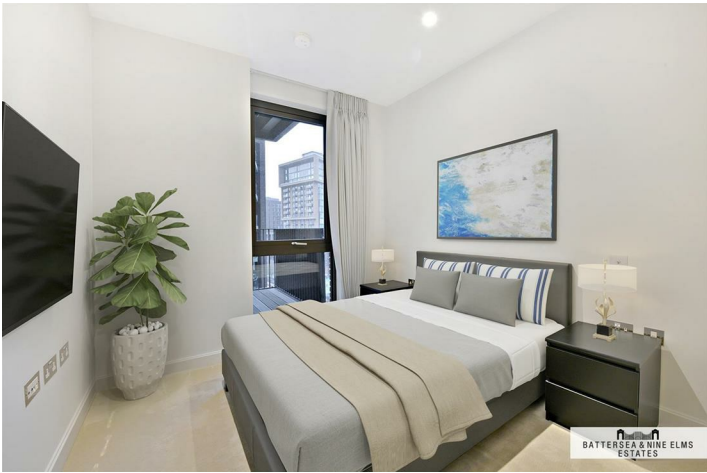
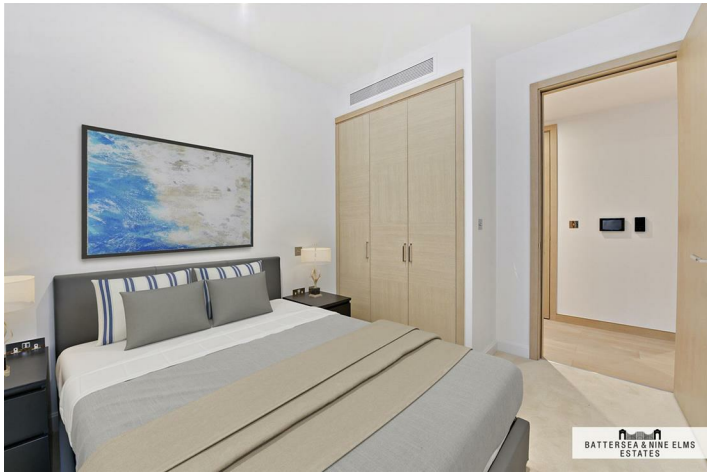
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Dishwasher & combination washer dryer
- 24 Hour concierge
- Indoor and outdoor swimming pool
- Moments to Vauxhall & Nine Elms Stations
- Residents gym





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

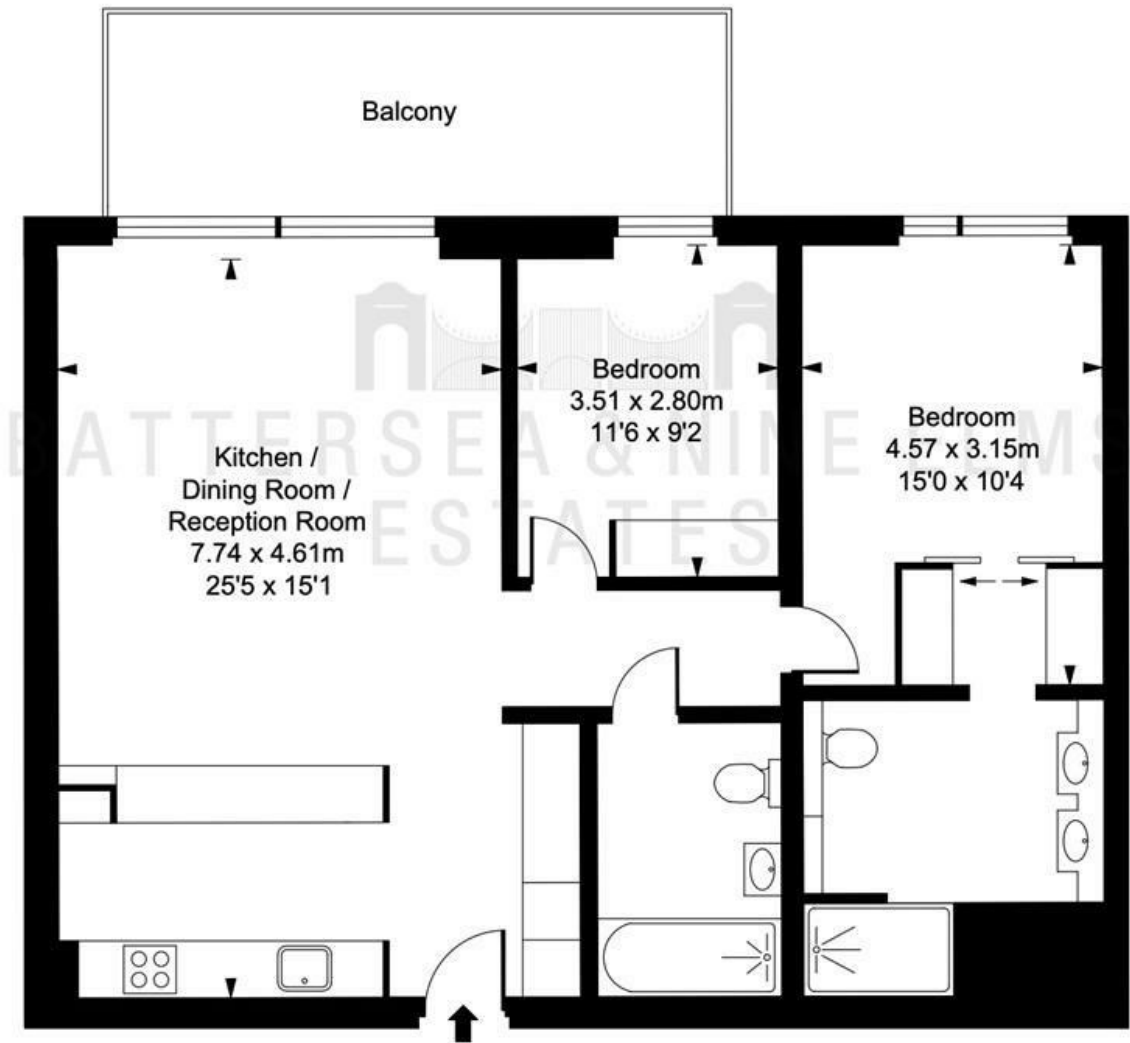


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

