

1 Viaduct Gardens London

£950 Per Week

A luxury two-bedroom apartment located in The Modern, part of the sought-after Embassy Gardens development in Nine Elms.

Finished to a high standard throughout, this beautifully designed apartment offers stylish and well-proportioned living space just moments from the River Thames. Ideally positioned, the development benefits from excellent transport links via Vauxhall Station (Victoria Line and National Rail) and Nine Elms Underground (Northern Line), offering quick access across Central London.

Residents of Embassy Gardens enjoy access to world-class amenities, including the iconic Sky Pool—the world's first suspended swimming pool—along with the Sky Deck and Orangery bar. Additional facilities include a 24-hour concierge, indoor pool, fully equipped gym, private cinema, and a business lounge with meeting rooms.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £950 (1 weeks rent, subject to agreed offer)

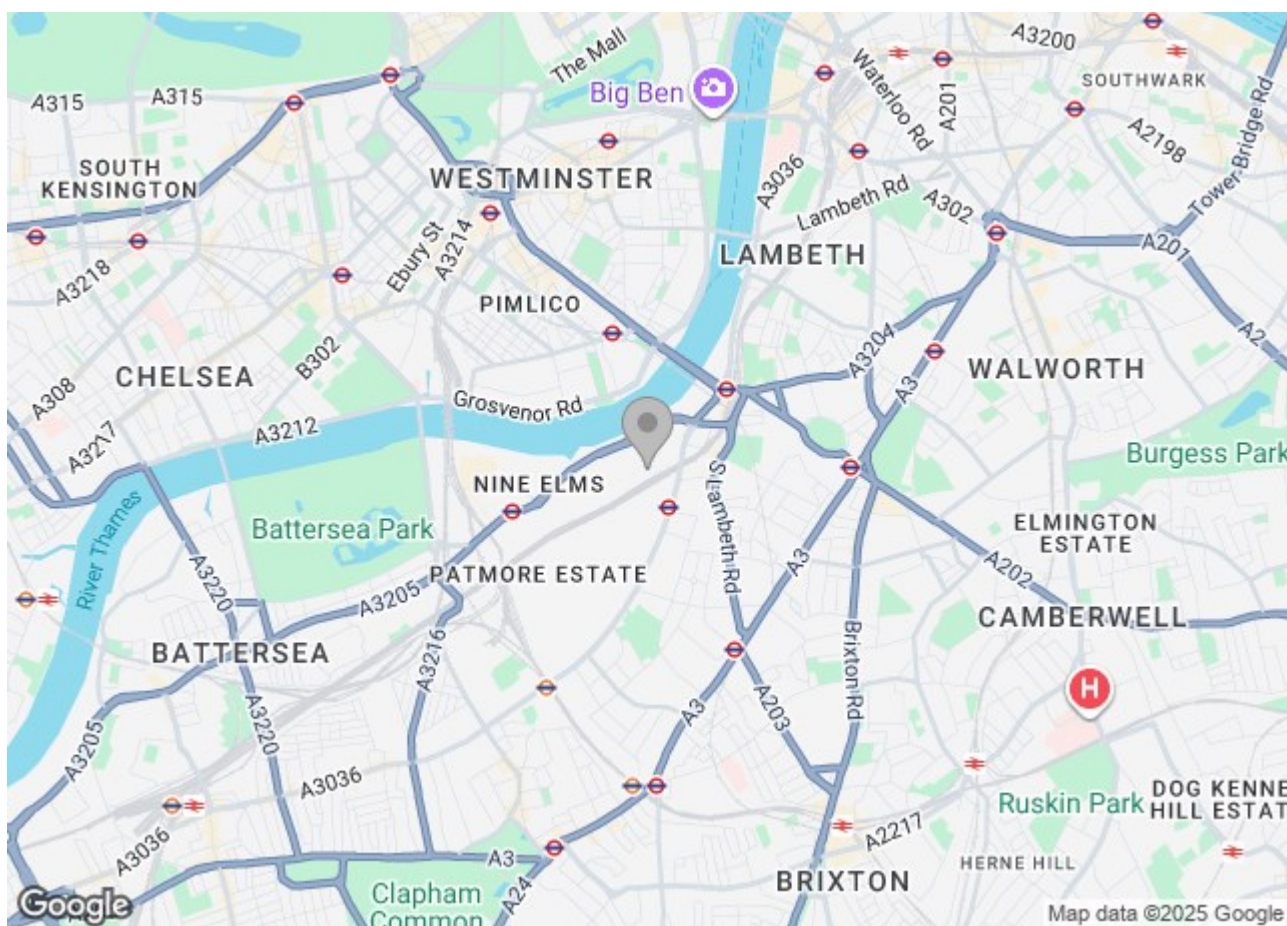
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP | Lift Access

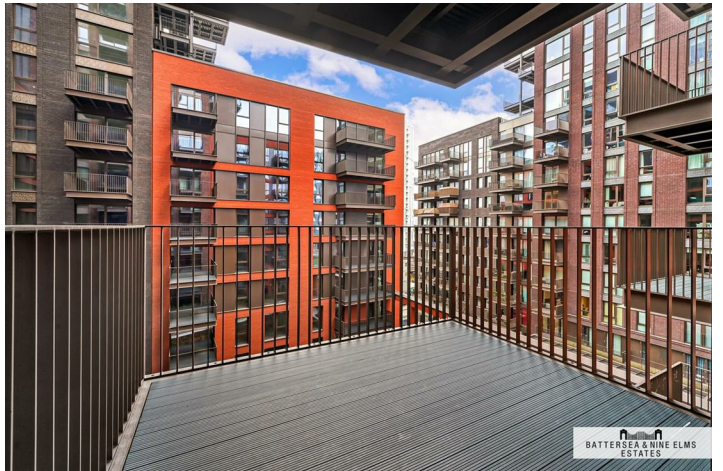
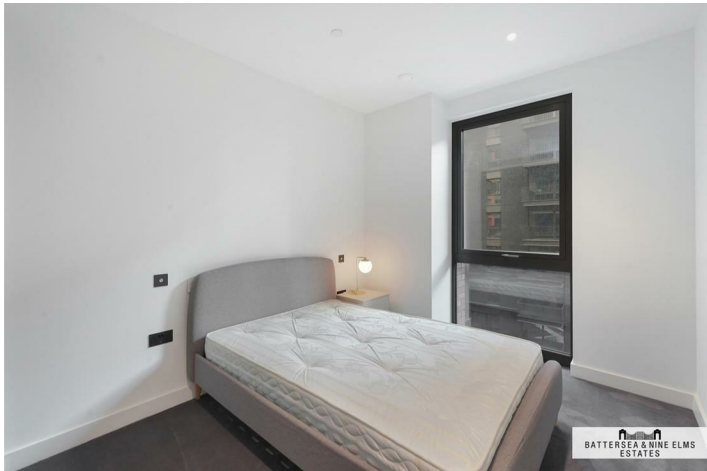
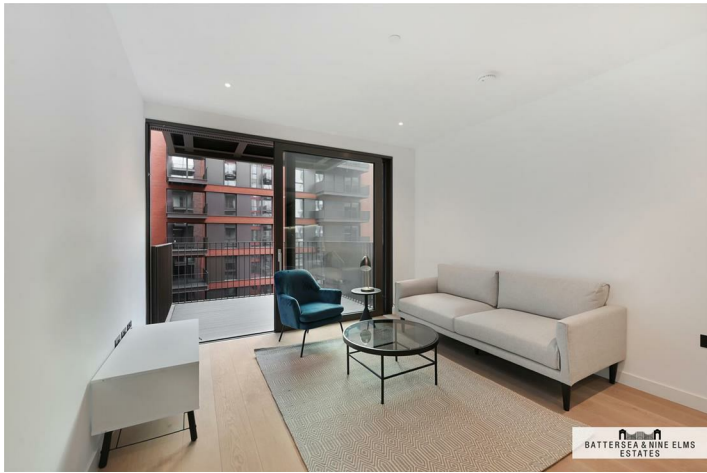
To check broadband and mobile phone coverage please visit Ofcom

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- Two bedroom
- Underfloor heating & comfort cooling
- Residents' fully equipped gym
- Combination washing machine / dryer
- Two bathroom (one en-suite)
- Residents' indoor swimming pool & sauna
- Private cinema, and a business lounge with meeting rooms
- 24-hour concierge
- Sky Pool, Sky Deck & Orangery Bar
- Zone 1 transport links





The Modern,
Embassy Gardens, SW11
Approximate Gross Internal Area
72.5 sq m / 780 sq ft

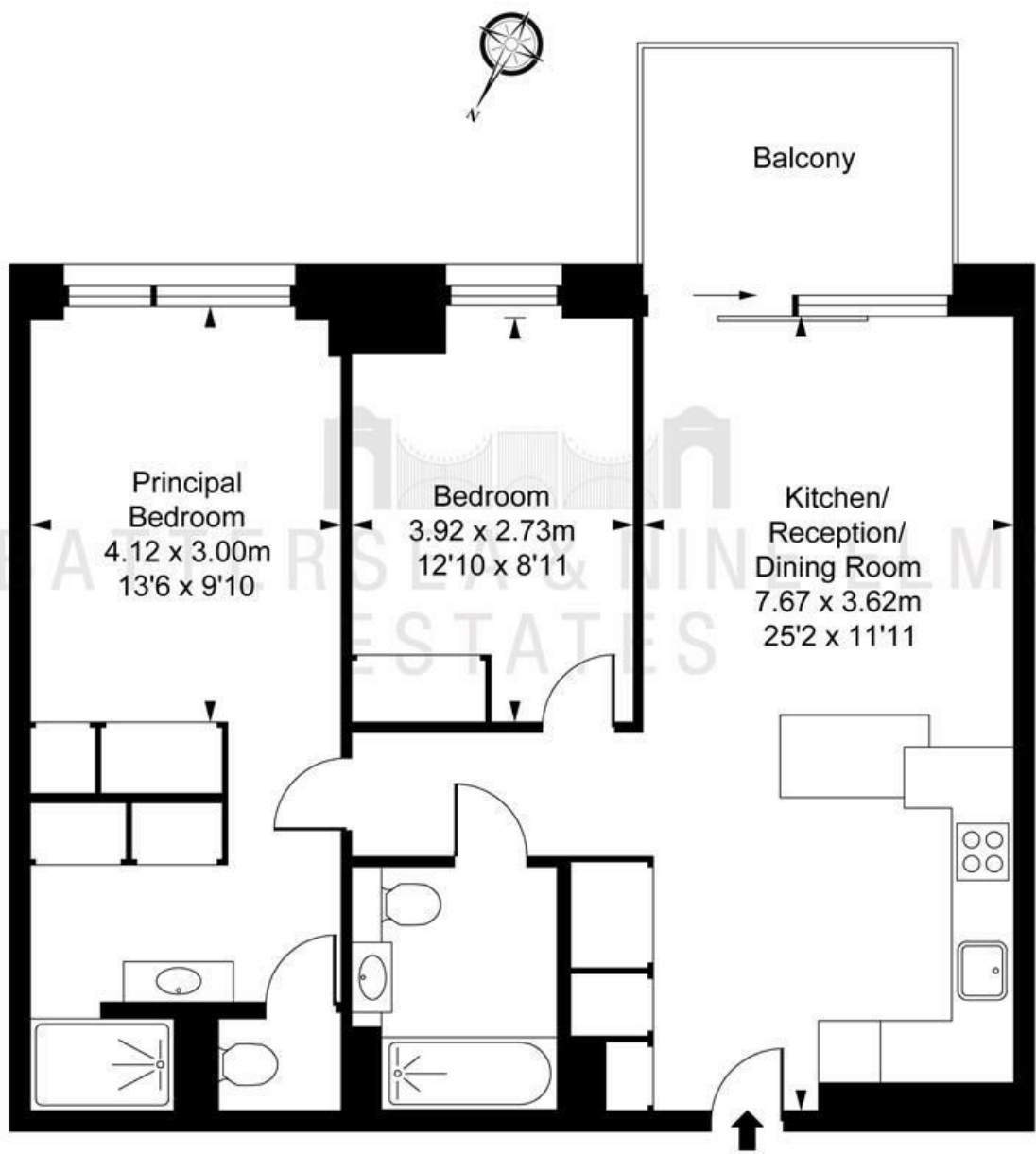


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	