



Legacy Building, Embassy Gardens

Asking Price £925,000

Welcome to this splendid apartment located in the prestigious Legacy Building at Embassy Gardens. This modern residence offers a generous living space of 816 square feet, making it an ideal choice for those seeking comfort and style in a vibrant community.

Upon entering, you are greeted by a spacious reception room the apartment features two well-appointed bedrooms, with two bathrooms, including one en-suite.

Embassy Gardens is renowned for its exceptional amenities and prime location, providing easy access to a variety of shops, restaurants, and recreational facilities. The area is well-connected, making commuting to central London a breeze.

Approximately 985 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

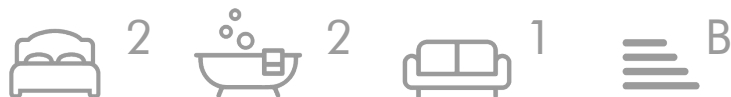
Service charge amount: approx. Ask agent

Service charge review period: N/A

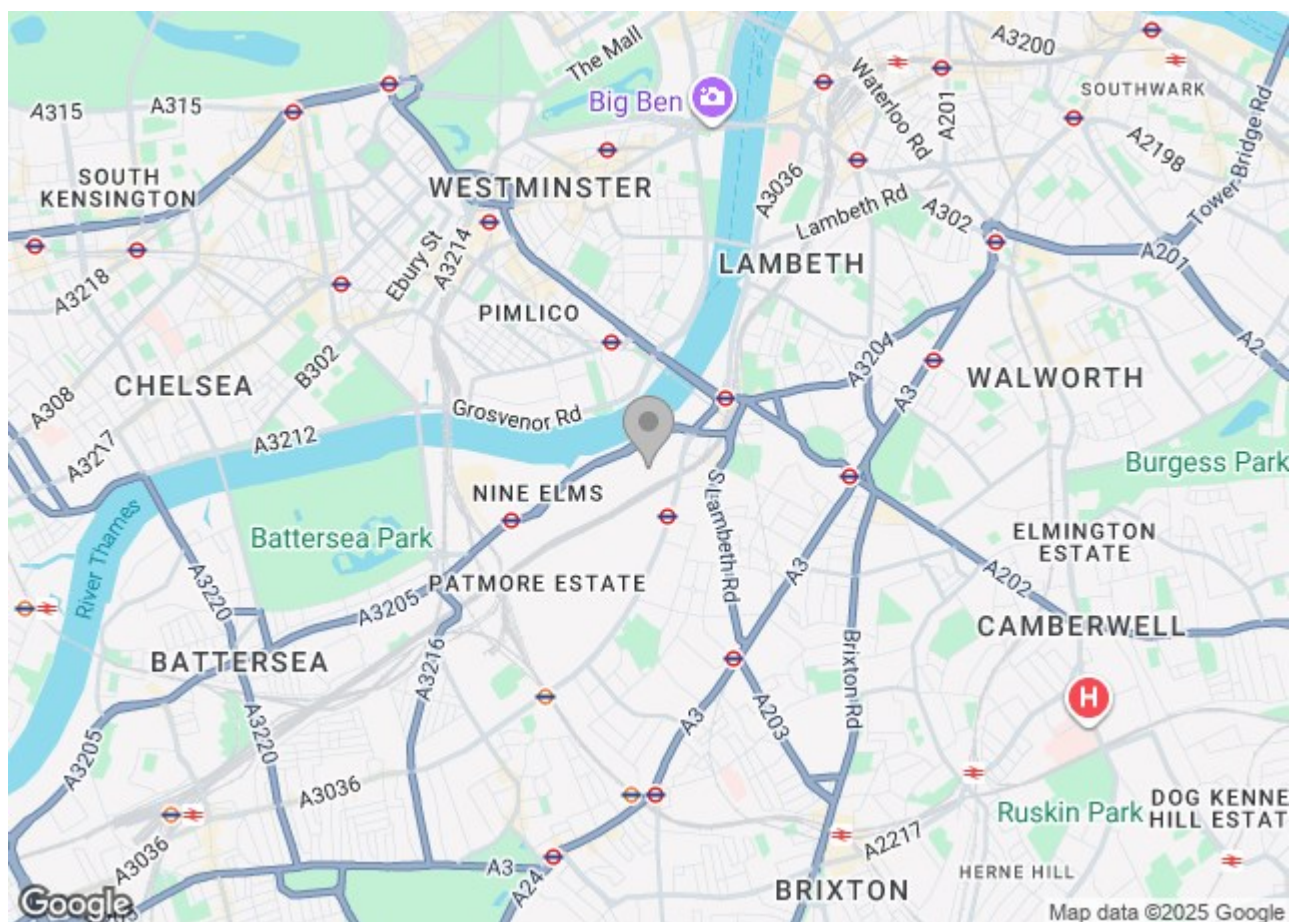
Council tax band: F Wandsworth

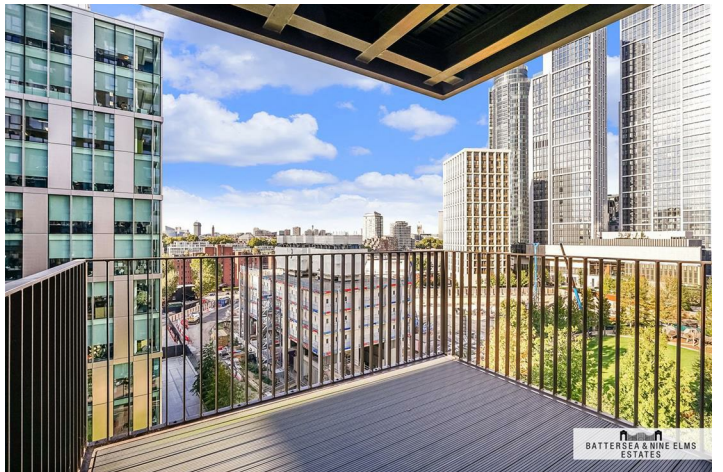
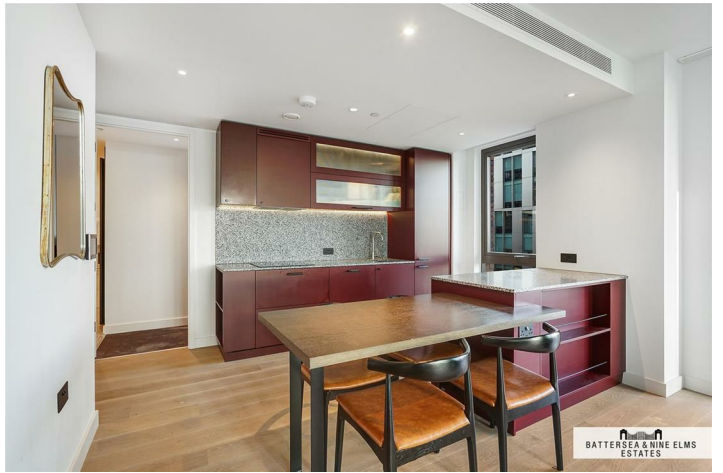
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access
| Cladding: EWS1 Certificate available

1 Viaduct Gardens London



- Two bedrooms
- Two bathrooms (one en-suite)
- Private balcony
- Residents gymnasium & indoor pool
- Access to outdoor sky pool
- 24 hour concierge

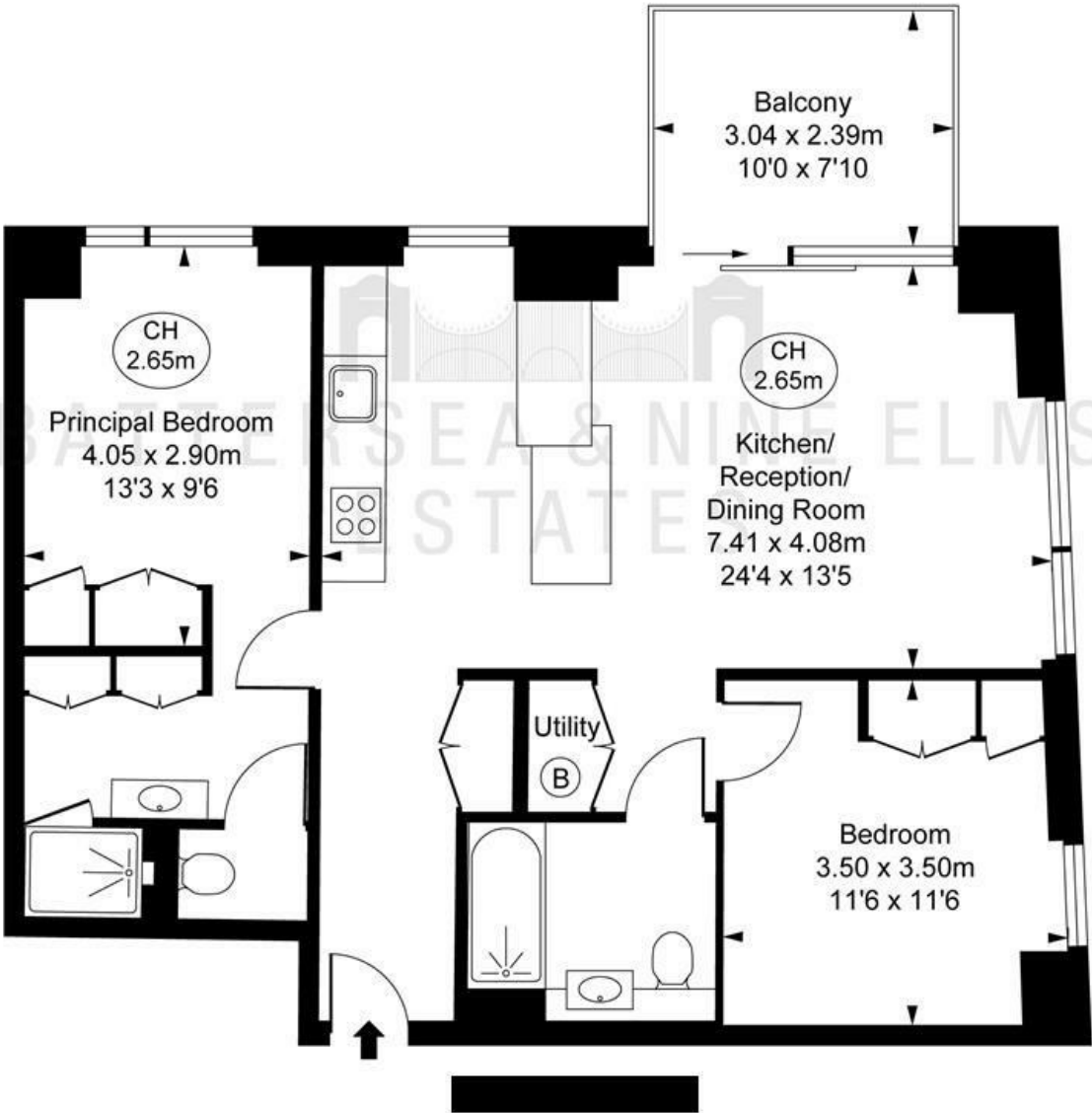




Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
75.77 sq m / 816 sq ft



(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.
© Fulham Performance

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.

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	