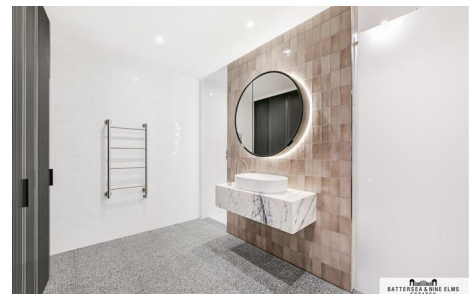
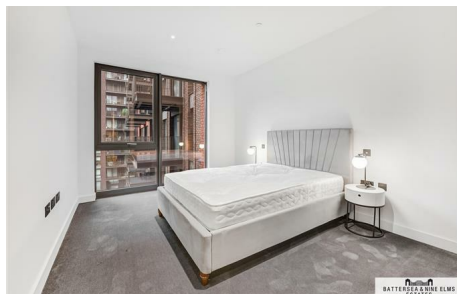




**BATTERSEA & NINE ELMS
ESTATES**



1 Viaduct Gardens London

£950 Per Week

A luxury two-bedroom, two-bathroom apartment located within the sought-after Embassy Gardens development.

Just a short walk from the River Thames, the property is ideally positioned for excellent transport links via Vauxhall Station and the Northern Line at Nine Elms.

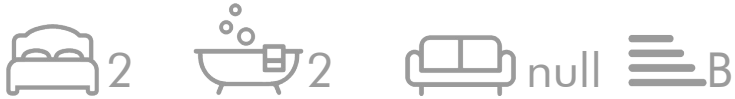
Residents enjoy access to a range of premium on-site facilities, including a 24-hour concierge, indoor and outdoor swimming pools, a residents' gym, business lounge with meeting rooms, and a private cinema.

Council Tax Band: Wandsworth - TBC
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)

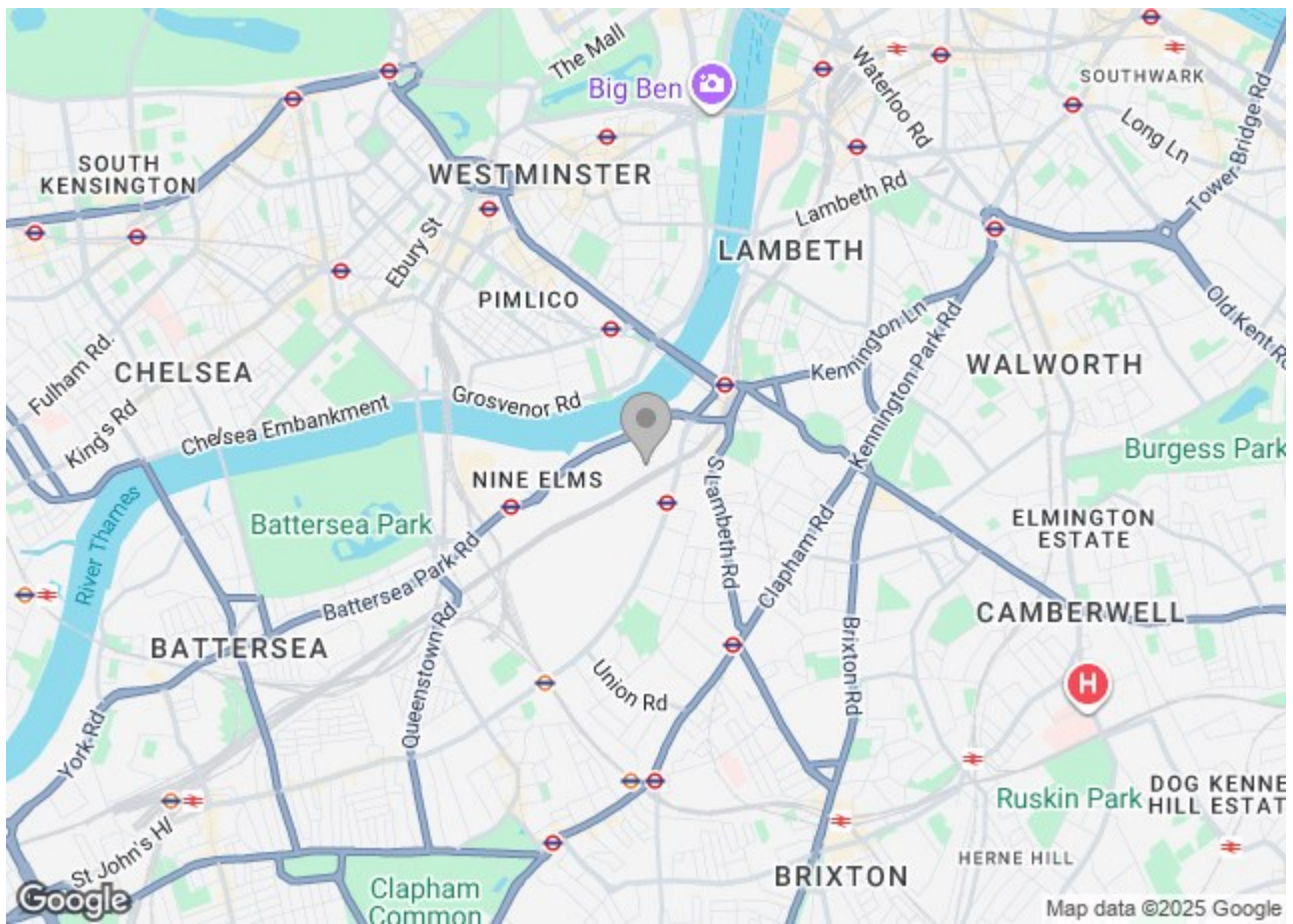
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP | Lift Access

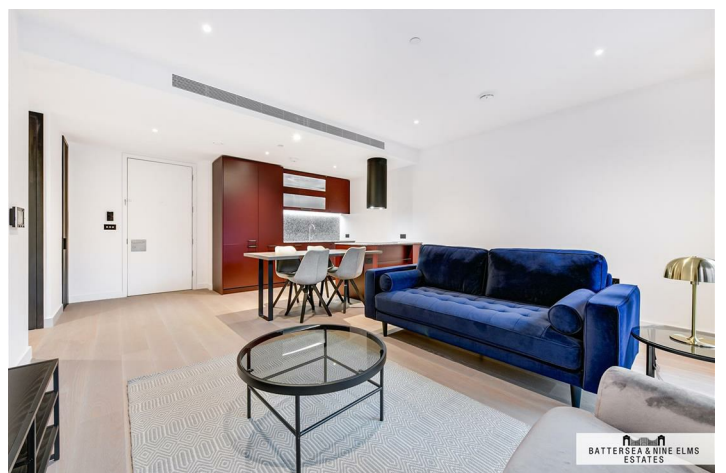
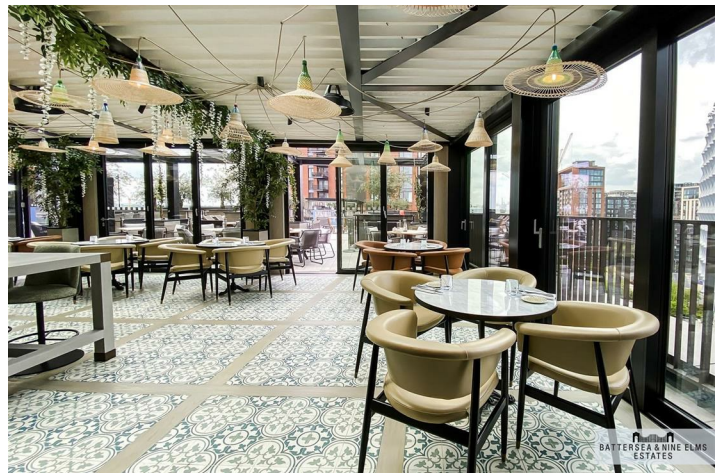
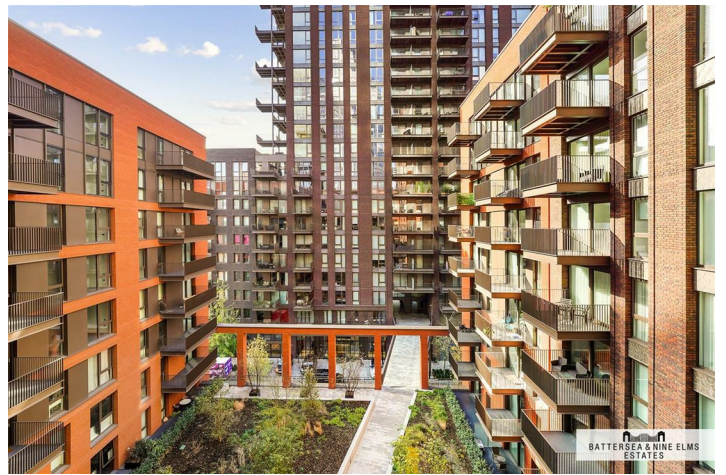
To check broadband and mobile phone coverage please visit Ofcom.

1 Viaduct Gardens London



- Two bedrooms
- Two bathrooms
- Underfloor heating & comfort cooling
- 24 hour concierge
- Sky pool, deck and orangery
- Residents' gymnasium & indoor swimming pool
- Walking distance to zone one





Modern,
Embassy Gardens, SW11
Approximate Gross Internal Area
81.5 sq m / 877 sq ft
Balcony Area
6.7 sq m / 72 sq ft

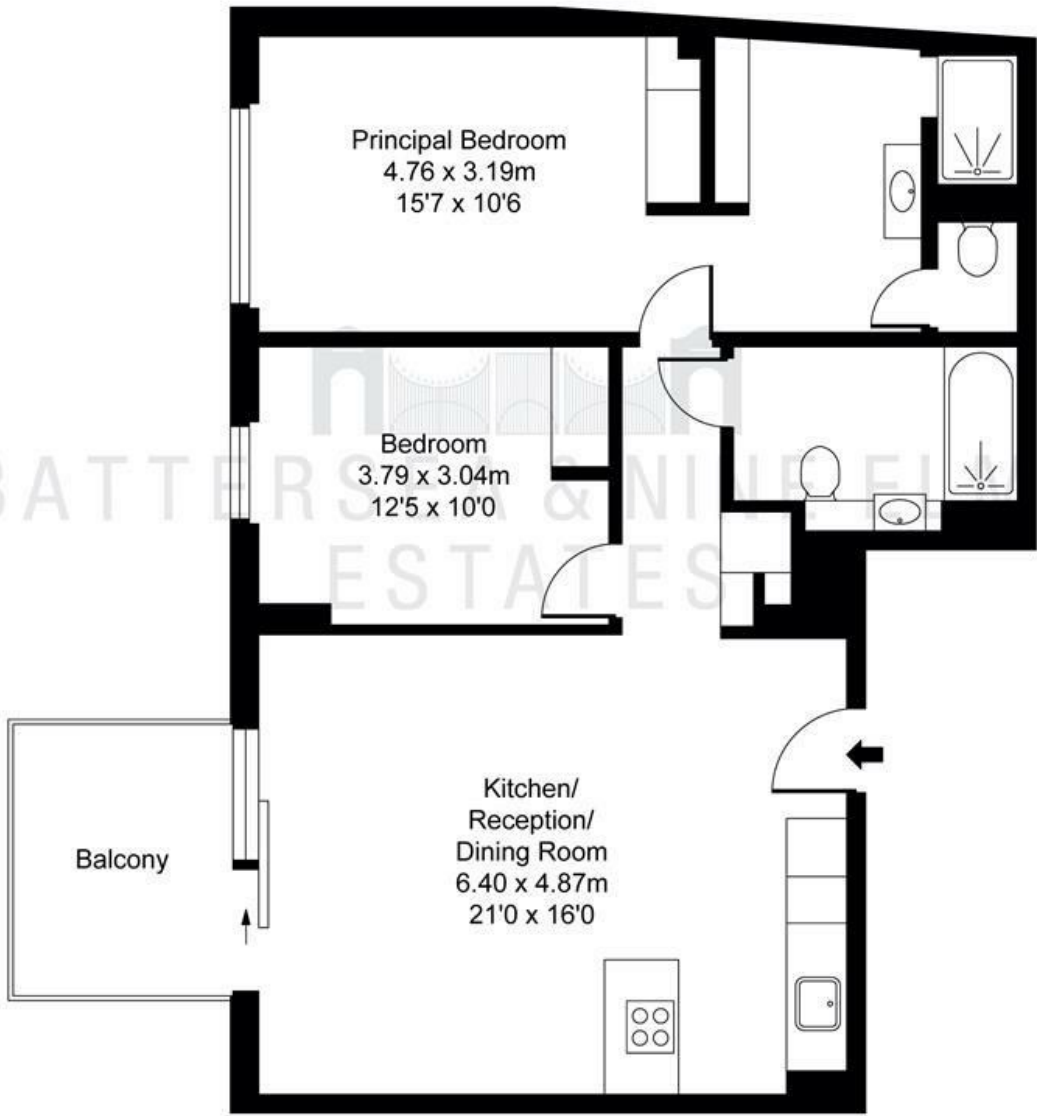


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.

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	