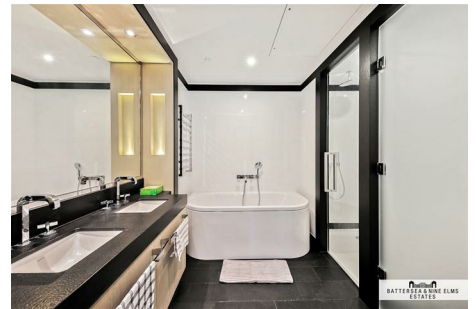




1 Viaduct Gardens London

A sought after two bedroom, two bathroom apartment available to rent in Legacy Building, Embassy Gardens.

This stunning apartment features underfloor heating & comfort cooling, fully integrated appliances, such as a dishwasher, combination washer/ dryer and wine cooler and a private balcony.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall station and the Nine Elms northern tube line.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,150 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Ftp

To check broadband and mobile phone coverage please visit Ofcom.

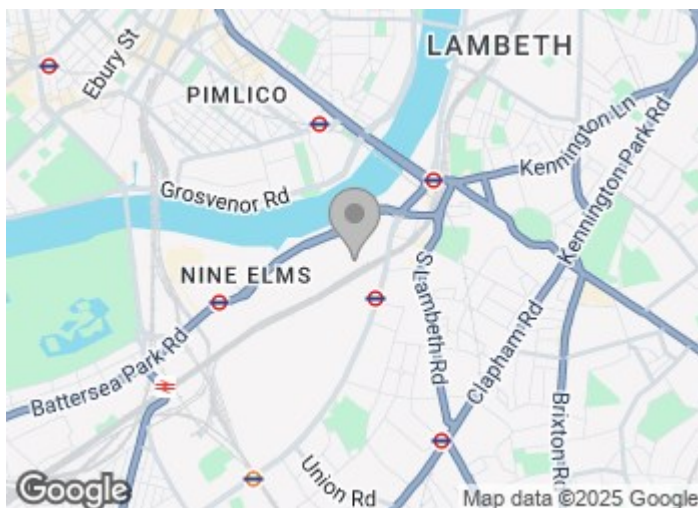
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

£1,150 Per Week

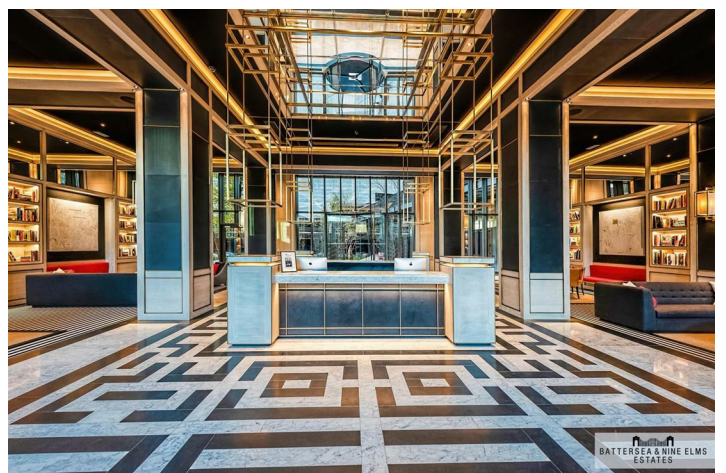
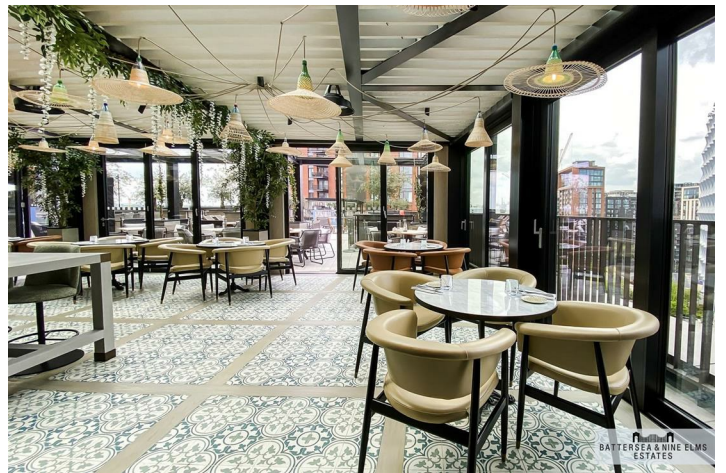
1 Viaduct Gardens London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Close to zone 1 transport links
- Sky pool and orangery
- Indoor pool, gym and spa



[Directions](#)



Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
81.9 sq m / 882 sq ft

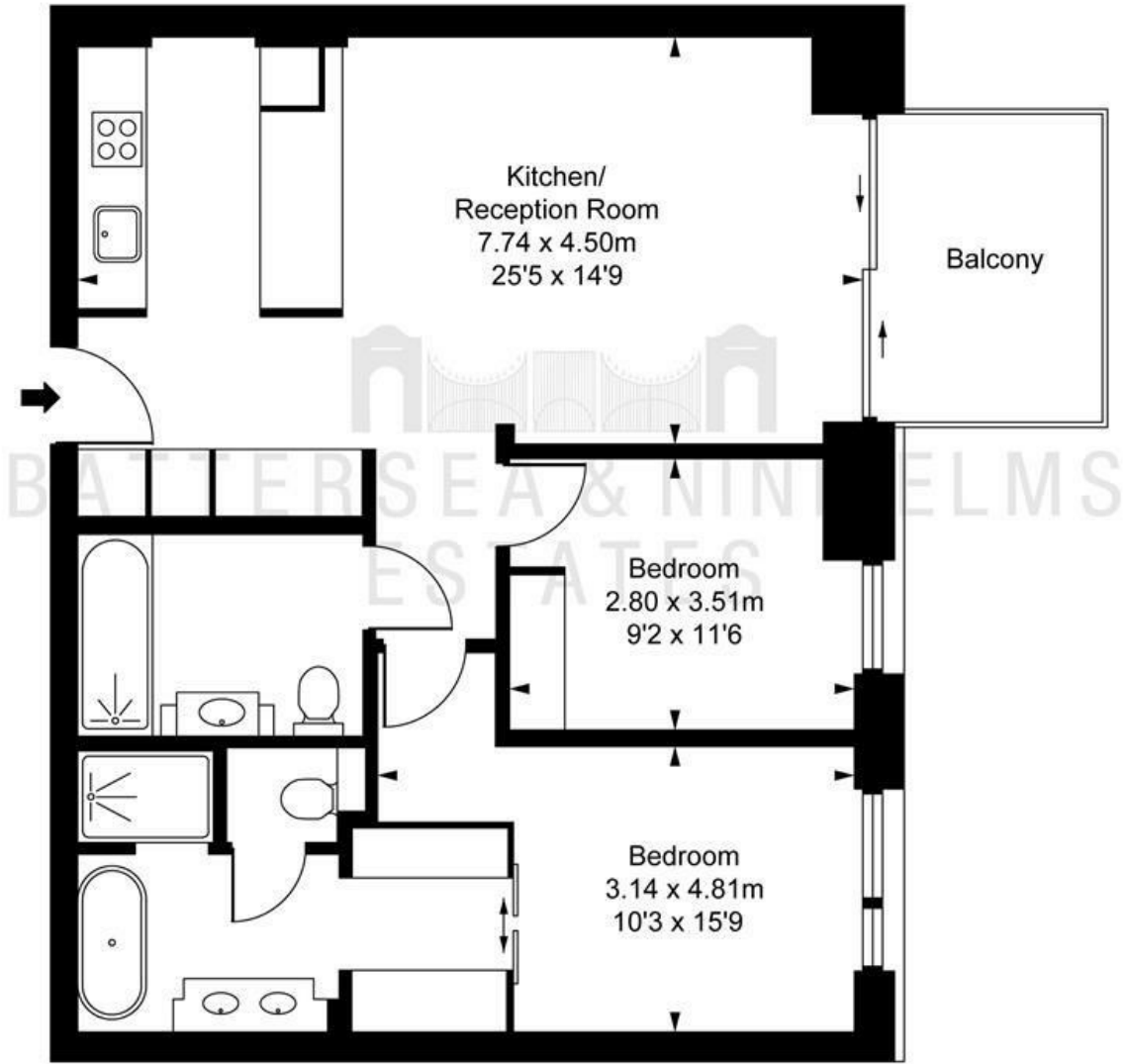


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	