

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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1 Viaduct Gardens London

£985 Per Week

A two-bedroom / (one bedroom + study) apartment situated on the third floor of Legacy Building Embassy Gardens overlooking the iconic American Embassy with views over the communal gardens. Comprising 2 bedrooms, 1 luxury bathroom and open-plan reception with modern integrated kitchen for entertaining all those important guests.

Residents enjoy a 5-star experience with the following amenities available for their exclusive use: a gym, cinema room, swimming pool, sky pool, resident lounge, a residents business centre and meetings rooms. Set against the iconic backdrop of Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic business districts. So, if you're looking for luxury living in one of the most sought-after residential developments around you've found it. Inside this high-spec residence, you'll find wooden flooring throughout the living and dining areas, featured modern bath and shower rooms and an abundance of storage.

Located just a few moments from Battersea Power Station Underground, with Nine Elms Underground only a few minutes in the opposite direction.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £985 (1 weeks rent, subject to agreed offer)

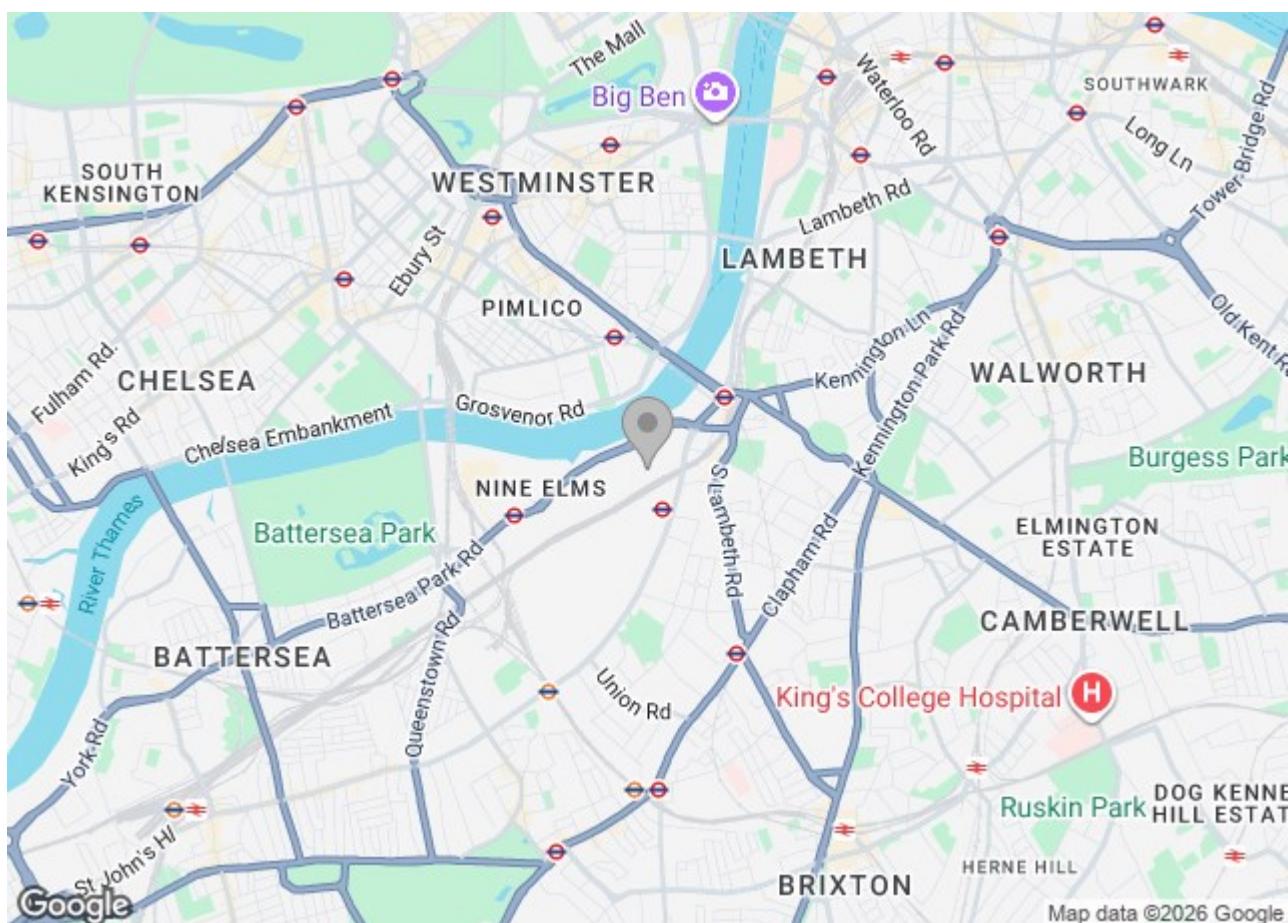
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

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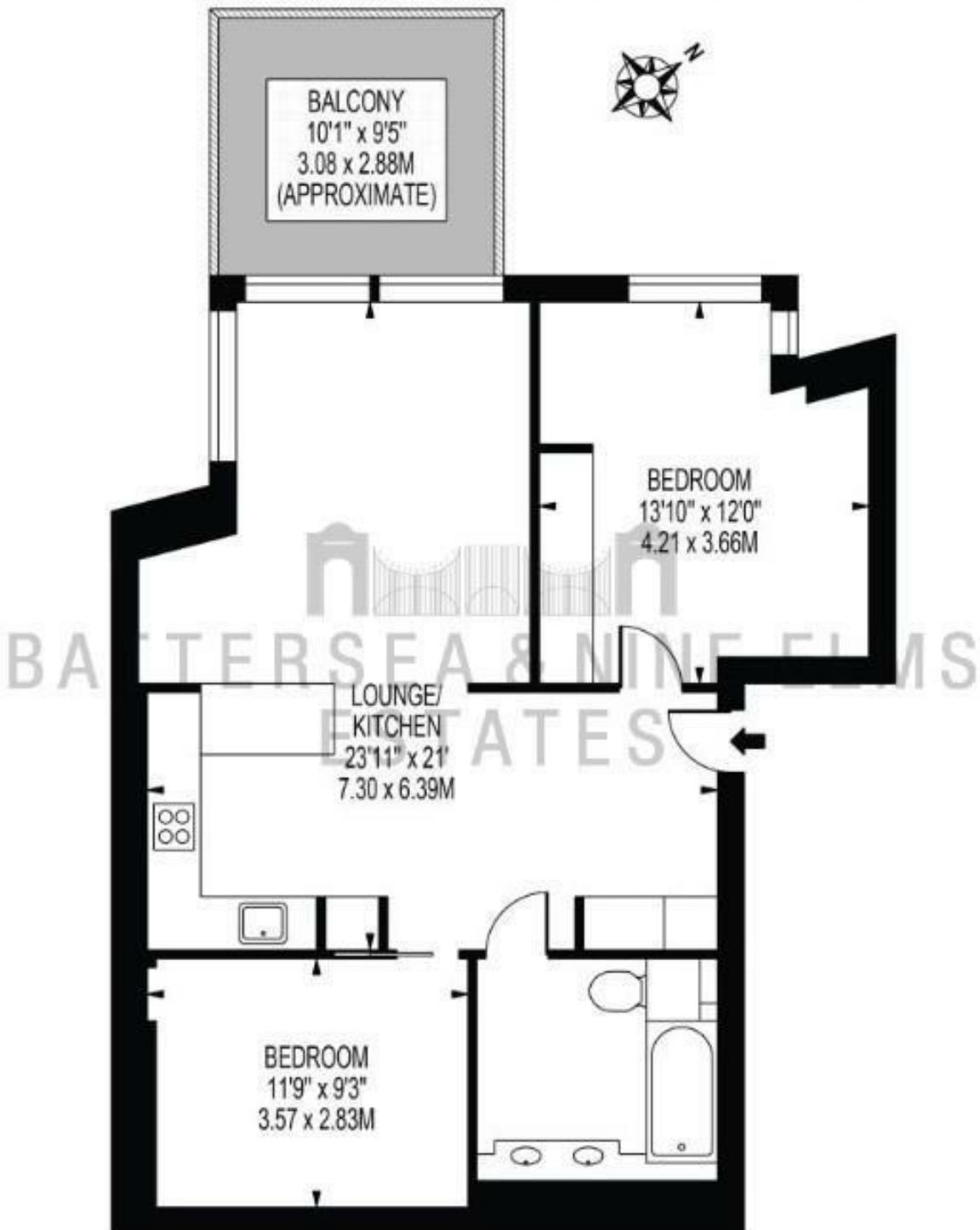
- 2 Bedroom / 1 Bedroom + Study, Luxury Bathroom
- Gym, Fitness Studio, Work Space
- Close to Restaurants, Bars, Waitrose and Amenities
- Balcony with Views of the US Embassy
- Cinema
- 720 sq. ft
- Access to the Sky Pool, Private Residents Gym, Indoor Pool, Sauna, Steam Room, Jacuzzi
- Business Centre
- 2 minutes to Nine Elms Underground





LEGACY BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 724 SQ FT - 67.29 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	