



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)

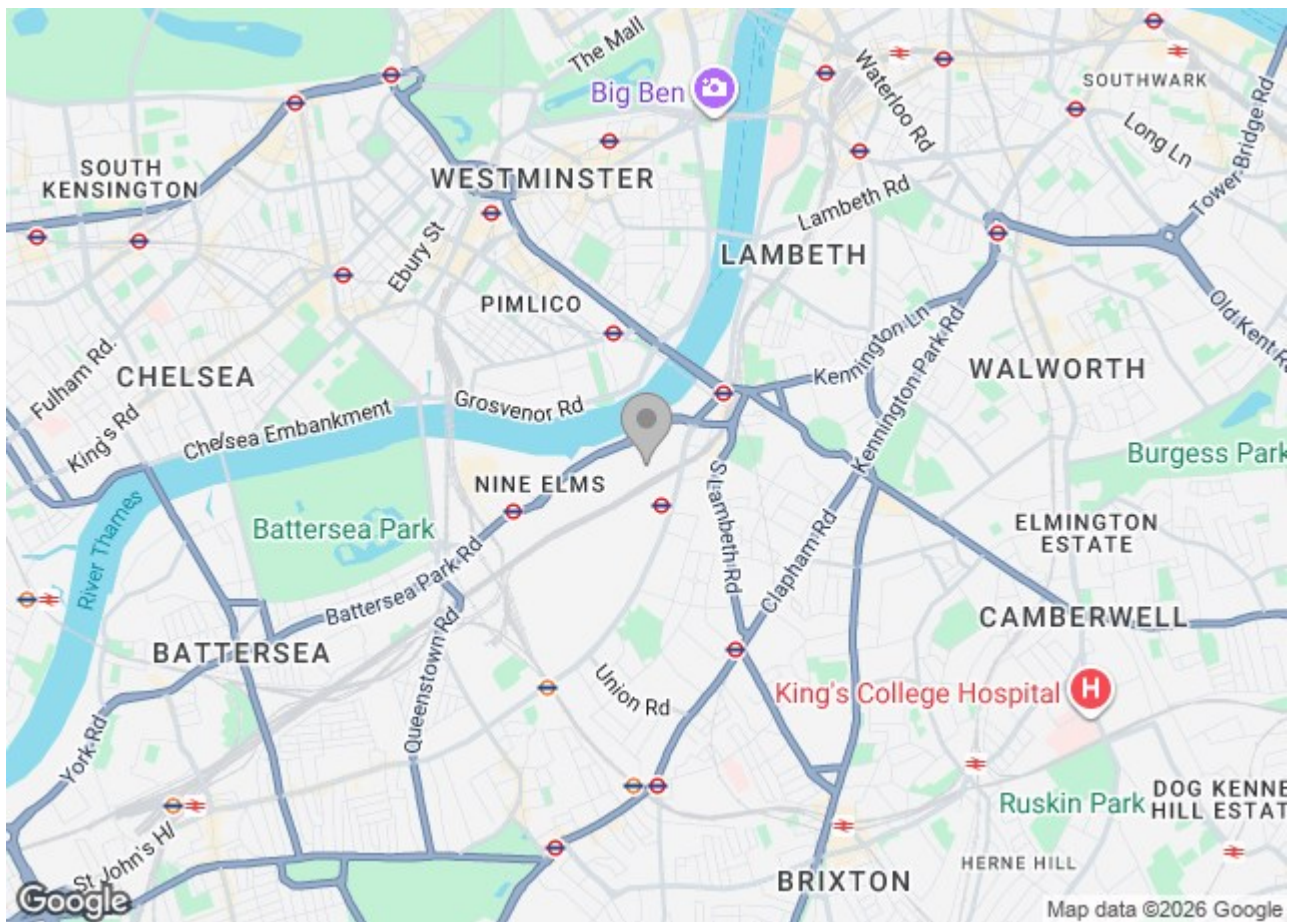
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

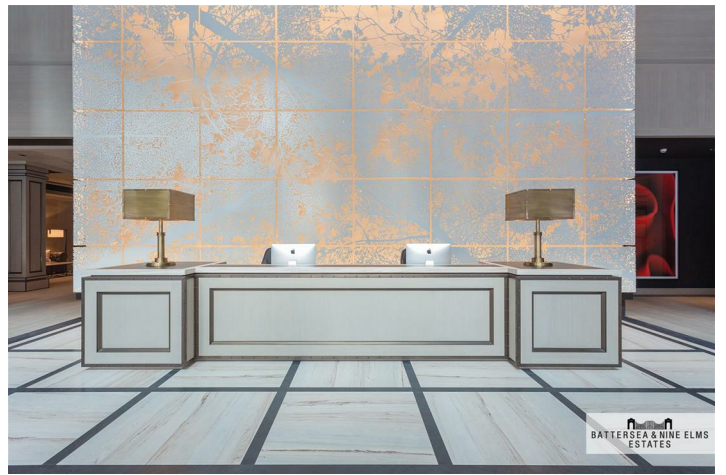
To check broadband and mobile phone coverage please visit Ofcom.

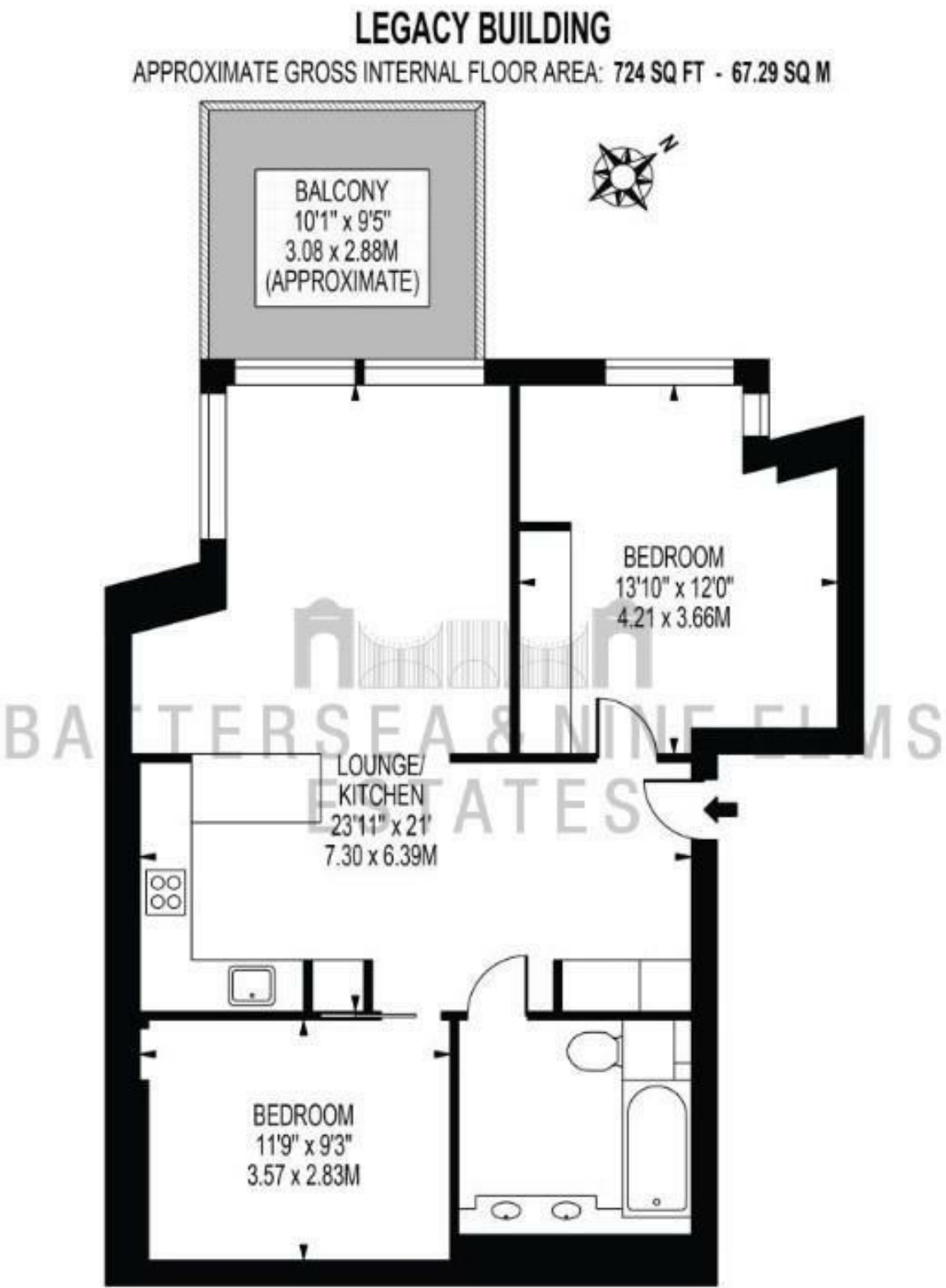
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- 2 Bedroom / 1 Bedroom + Study, Luxury Bathroom
- Gym, Fitness Studio, Work Space
- Close to Restaurants, Bars, Waitrose and Amenities
- Balcony with Views of the US Embassy
- Cinema
- 720 sq. ft
- Access to the Sky Pool, Private Residents Gym, Indoor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







FOR ILLUSTRATION PURPOSES ONLY

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