

Legacy Building, Embassy Gardens, Nine Elms, London SW11

£950,000

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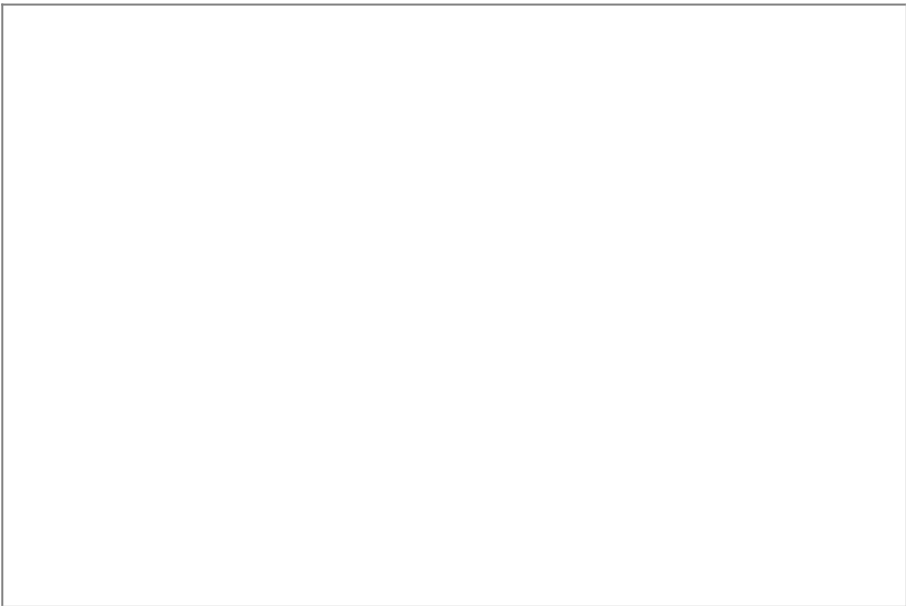
Please Quote JI0900 (JI are my initials) For All Enquiries.

A stunning 2 bedroom, 2 bathroom apartment in Legacy Building, Embassy Gardens. The apartment has a contemporary fully fitted kitchen, ample storage space, a spacious reception room and deep and wide balcony, directly accessed by both the reception room and master bedroom. The apartment has lift access and comfort cooling.

The apartment's well-appointed kitchen, cleverly designed on two sides, extends to a spacious, open plan reception room, with ample space for both dining and lounging. Large, full height glazed doors, spanning the room's breadth, lead out to a large balcony, deep enough for alfresco dining. The master bedroom also has glazed doors leading onto the balcony and a walk in wardrobe, providing entry way to an impressive ensuite shower room. The second bedroom has built in wardrobes and it's own designated shower room. The apartments at Embassy Gardens have been imaginatively designed, by World famous Luis Bustamante, their clean and contemporary style, incorporates many clever storage areas, to ensure uncluttered enjoyment of one's elegant home.

Legacy Buildings are situated at the heart of Embassy Gardens, and is where the 24 hour concierge team is stationed. The block features a show stopping sky pool, 35 meters above the ground. In addition, there is an indoor pool, residents lounge and library, business suite, meeting rooms, gym, cinema, beauty & health spa. This apartment and first class Embassy Gardens amenities, provide an ideal home for couples, sharers, young professionals, families or downsizers.

The block is home to the residents amenities, with 24 hour concierge housed within the Grand Foyer, directing guests, accepting deliveries & other useful errands. The two Legacy Blocks are connected via a breath-taking, 35 metre high, outdoor swimming pool, the water visible through it's transparent base below. In addition, there is a large indoor pool, well equipped gym, yoga & boxing studios and EG Club lounge for meeting guests or enjoying the papers over a cup of coffee. Added luxury, comes in the form of a jacuzzi, steam room, health spa and treatment rooms. If you would like to watch a



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- Air conditioning and underfloor heating
- Access to the balcony from both the Reception Room and Master Bedroom
- Sky pool, indoor pool, gym and spa
- Excellent transport links
- Stunning 2 bed, 2 bathroom apartment
- Exceptionally wide balcony
- 24 hour concierge & security
- Gardens, restaurants, linear walkway
- Zone 1



This property’s energy rating is B. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		