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Legacy Building, Embassy Gardens, Nine Elms, London SW11

Offers Over £1,100,000

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

A spacious, front-facing, two double bedroom apartment situated in Legacy Block A, Embassy Gardens, with far-reaching, iconic views, a deep balcony and parking space, situated in the same block as the 24 hour concierge, EG's world class amenities and valet parking.

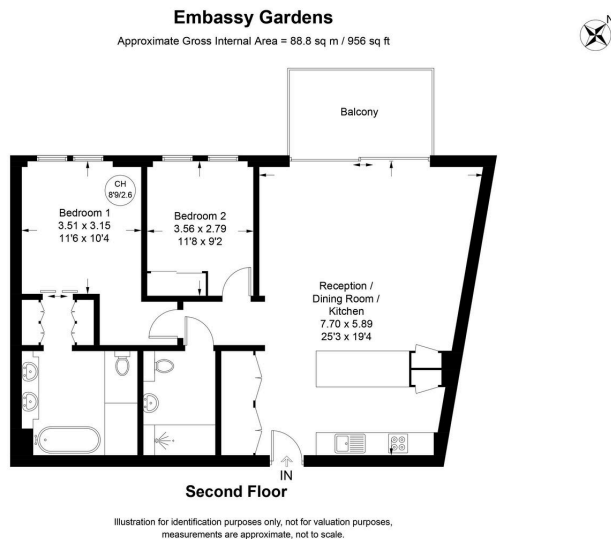
Flooded with light, each room enjoys floor-to-ceiling glazing, and faces towards the River Thames, verdant Linear Walkway and US Embassy. There is a contemporary, fully-fitted kitchen, ample storage and large reception room with lift access and air conditioning.

Legacy Block A is situated at the heart of Embassy Gardens, where the 24 hour concierge team is stationed. It features a show-stopping sky pool, large gym and business suite. In addition, there is an indoor pool, residents lounge and library, meeting rooms, gym, cinema and health spa for resident's exclusive use.

This immaculate and beautifully cared for apartment, comprises of a well-appointed kitchen, cleverly designed on two sides, with breakfast bar opening on to an impressive reception room, and ample designated space for both dining and lounging. Large, full height glazed doors, spanning most of the room's breadth, lead out to a large balcony, deep enough for alfresco dining. The views are second to none, looking out across the Linear Gardens, Thames and US Embassy. The apartment is not overlooked and is both very private, yet still in touch with the vibrant Embassy Gardens community. Both bedrooms have floor-to-ceiling glazing allowing for maximum light. The master bedroom has a walk in wardrobe, providing an entry way to an impressive en-suite bathroom with large shower and separate bathtub. The second bedroom has a built in wardrobe and it's own large shower room.

Legacy Buildings sit in a Prime position at Embassy Gardens. The block is home to the residents amenities, with 24 hour concierge housed within the Grand Foyer, directing guests, accepting deliveries & other useful errands for their residents. Accessed within the building, there is a breath-taking, 35 metre high, outdoor swimming pool, the water visible through it's transparent base below. In addition, there is a restaurant, large indoor pool, well equipped gym





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- LOCATED IN LEGACY A BLOCK, WHERE THE CONCIERGE, GRAND FOYER
- 24 HOUR CONCIERGE, AIR CONDITIONING & UNDERFLOOR HEATING
- 2 LARGE POOLS & BUSINESS SUITE
- EXCELLENT TRANSPORT LINKS
- GUIDE PRICE £1,100,000 - £1,200,000
- PARKING INCLUDED
- SKY POOL, RESTAURANTS, RESIDENTS LOUNGES
- LIFT & NEW BUILD WARRANTY
- TOP SCHOOLS, COLLEGES & UNIVERSITIES NEARBY



Energy performance certificate (EPC)				
Apartment 24 1 Vauxhall Gardens London SE11 7AY	Energy rating B	Valid until 13 September 2023		
		Certificate number 8488-7931-5238-5545-8982		
Property type Mid-floor flat		Total floor area 88 square metres		
Rules on letting this property				
Properties can be let if they have an energy rating from A to E.				
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/consultations/energy-efficiency-standards-for-letting-guidance)				
Energy rating and score				
This property's energy rating is B. It has the potential to be B.				
See how to improve this property's energy efficiency.				
The graph shows this property's current and potential energy rating.				
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.				
For properties in England and Wales: the average energy rating is D the average energy score is 60				