



**Apartment A35, 1, Legacy Building Viaduct Gardens,
London, SW11 7AY**

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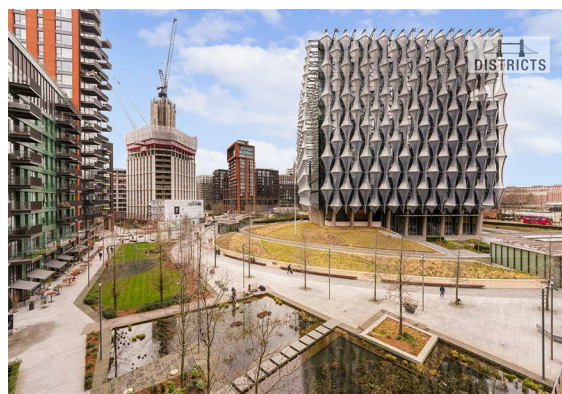
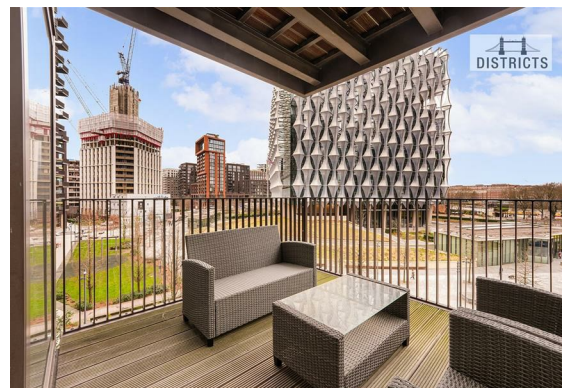
A breath-taking double bedroom apartment situated on the 3rd floor of the Legacy Building in the iconic Embassy Gardens development by Ballymore. This excellent apartment offers views towards the River Thames views and American Embassy. Comprising a double bedroom, bathroom and open-plan reception, modern integrated kitchen and further benefits from a Study.

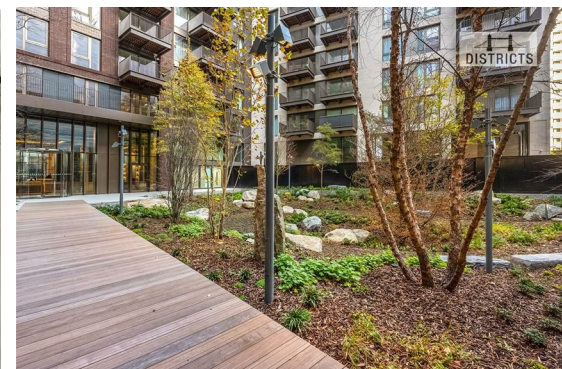
Residents enjoy a 5-star experience with the Eg:Le Club which includes a plethora of amenities for your exclusive use: a gym, cinema room, swimming pool, first of its kind Sky Pool, residents lounge, business centre and meeting rooms. Set against the iconic backdrop of the Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic business districts. 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 Vauxhall & Nine Elms Underground only a few minutes in the opposite direction you will be spoilt for choice when it comes local amenities and transport.

Approx. years remaining on lease: 990
 Ground rent amount: approx. £500pa
 Ground rent review period: Ask Agent
 Service charge amount: approx. £7,500pa
 Service charge review period: Ask Agent
 Council tax band: F (Wandsworth)

Electricity supply – Mains | Heating, Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Wandsworth Council Website, Planning & Building Control





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 