



**Apartment A45, 1, Legacy Building Viaduct Gardens,  
London, SW11 7AY**

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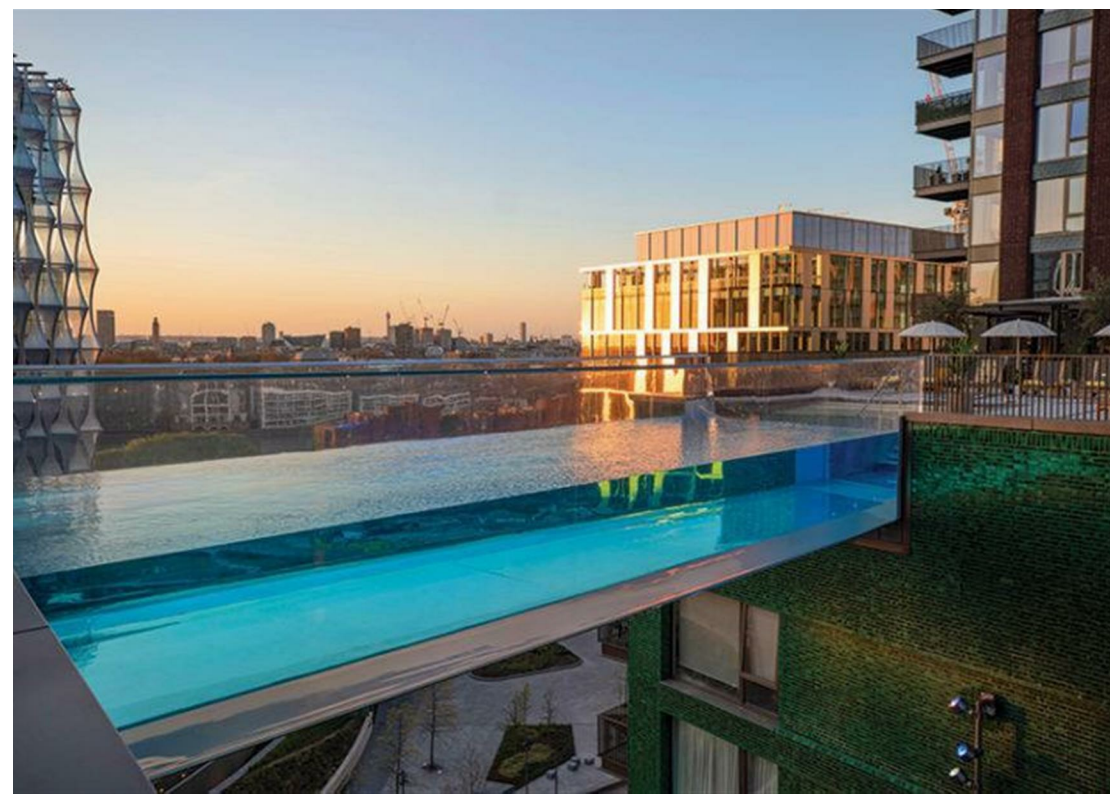
A breath-taking double bedroom + study/ second bedroom apartment offering views towards the River Thames views and American Embassy. Comprising a double bedroom + study / bedroom, luxury bathroom and open-plan reception with modern integrated kitchen for entertaining all those important guests.

Residents enjoy a 5-star experience with the following amenities available for their exclusive use: a gym, cinema room, swimming pool, sky pool, residents lounge, a residents business centre and meetings rooms. Set against the iconic backdrop of the Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic 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 room and an abundance of storage. Located moments from Battersea Power Station Underground and Vauxhall / Nine Elms Underground. Offered furnished and available Now.

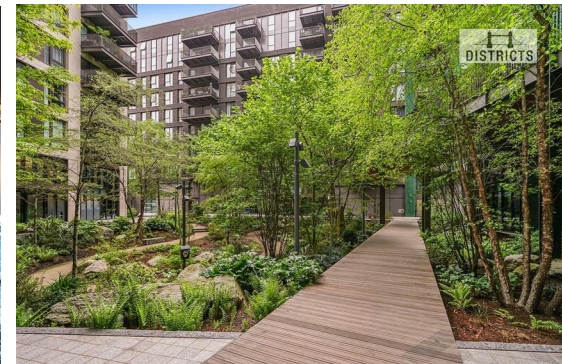
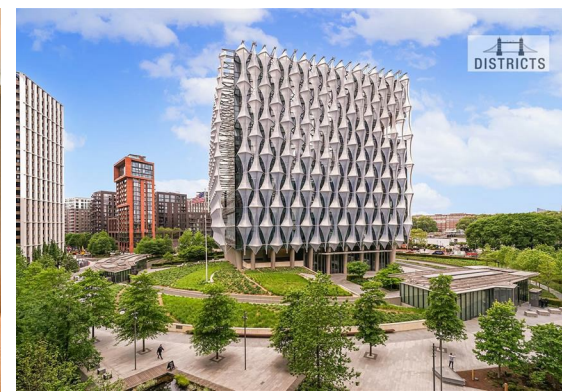
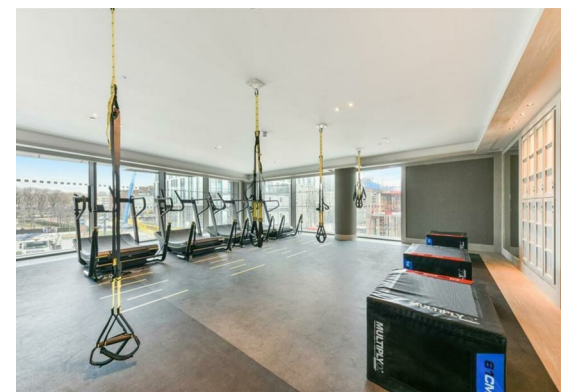
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Council Tax: Wandsworth - F  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £930 (1 weeks rent, subject to offer agreed)

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



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

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