

Legacy Building, 1 Viaduct Gardens, London, SW11 7AY

£650 Per Week

A SPACIOUS STUDIO SUITE IN EMBASSY GARDENS SW11 BENEFITING FROM AMAZING FACILITIES INCLUDING THE FAMOUS "SKY POOL" AS WELL AS ROOF GARDENS, GYM, CINEMA, LOUNGES AND THE "ORANGERY" BAR

The apartment itself is set over 412 square feet on the 5th floor of The Legacy Building with its own private balcony.

The layout is designed for maximum space and privacy and comprises a large fully fitted kitchen, living area and a separate bedroom area as well as a luxury shower room accessed from both the bedroom and living area. Ample storage has been provided throughout the apartment

FURNISHED

AVAILABLE FROM 09.09.2024

- LEGACY BUILDING
- 5TH FLOOR
- NINE ELMS STATION
- ON SITE RESTAURANTS & BARS
- EMBASSY GDNS SW11
- AMPLE STORAGE SPACE
- CONC, POOL, GYM, CINEMA
- STUDIO FLAT
- BALCONY
- FAMOUS SKY POOL

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LIVING AREA



LIVING AREA



KITCHEN



KITCHEN



BEDROOM AREA



BEDROOM AREA

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KITCHEN



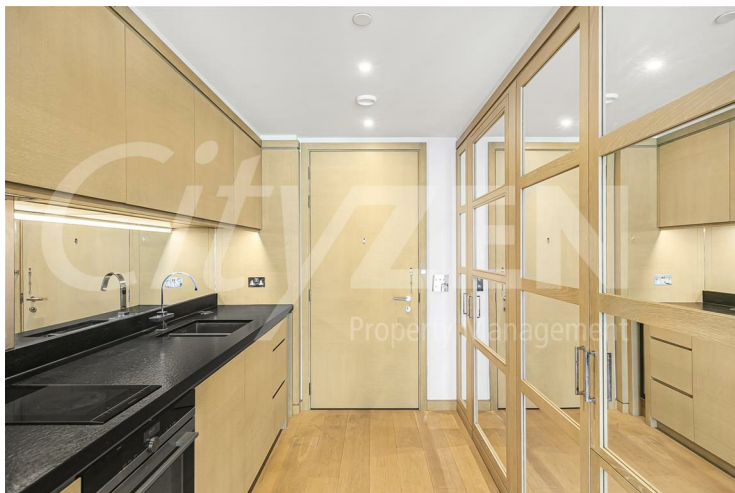
BEDROOM AREA



LIVING AREA



BEDROOM AREA



KITCHEN



BATHROOM

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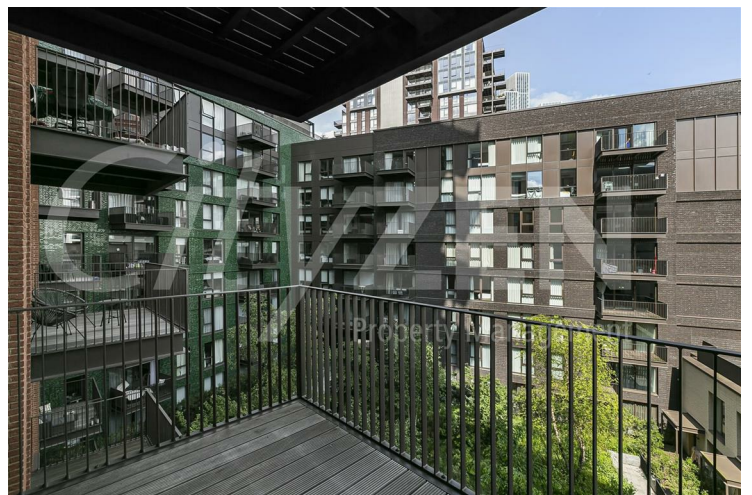
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BALCONY



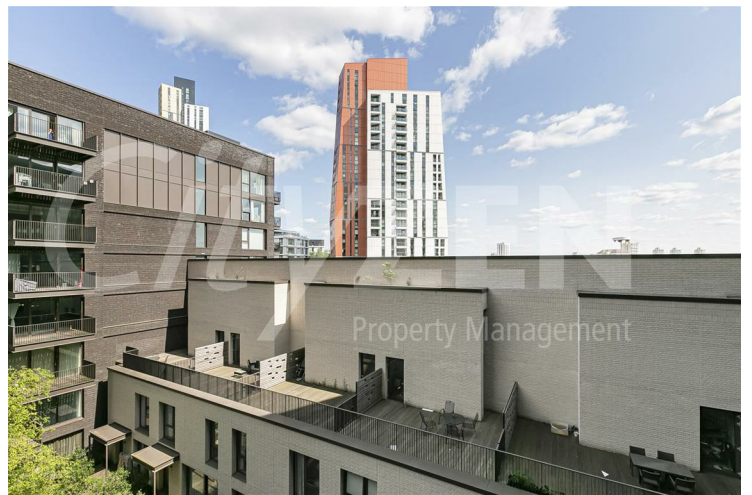
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BALCONY



BATHROOM



VIEW FROM BALCONY

Legacy Building, 1 Viaduct Gardens, London, SW11 7AY



LEGACY BUILDING



CONCIERGE LOBBY



LEGACY BUILDING



RESIDENTS GYM



LEGACY BUILDING



RESIDENTS INDOOR POOL

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RESIDENTS SKY POOL & DECK



ORANGERY ROOF TOP BAR

Approximate Gross Internal Area 412 sq ft – 38 sq m



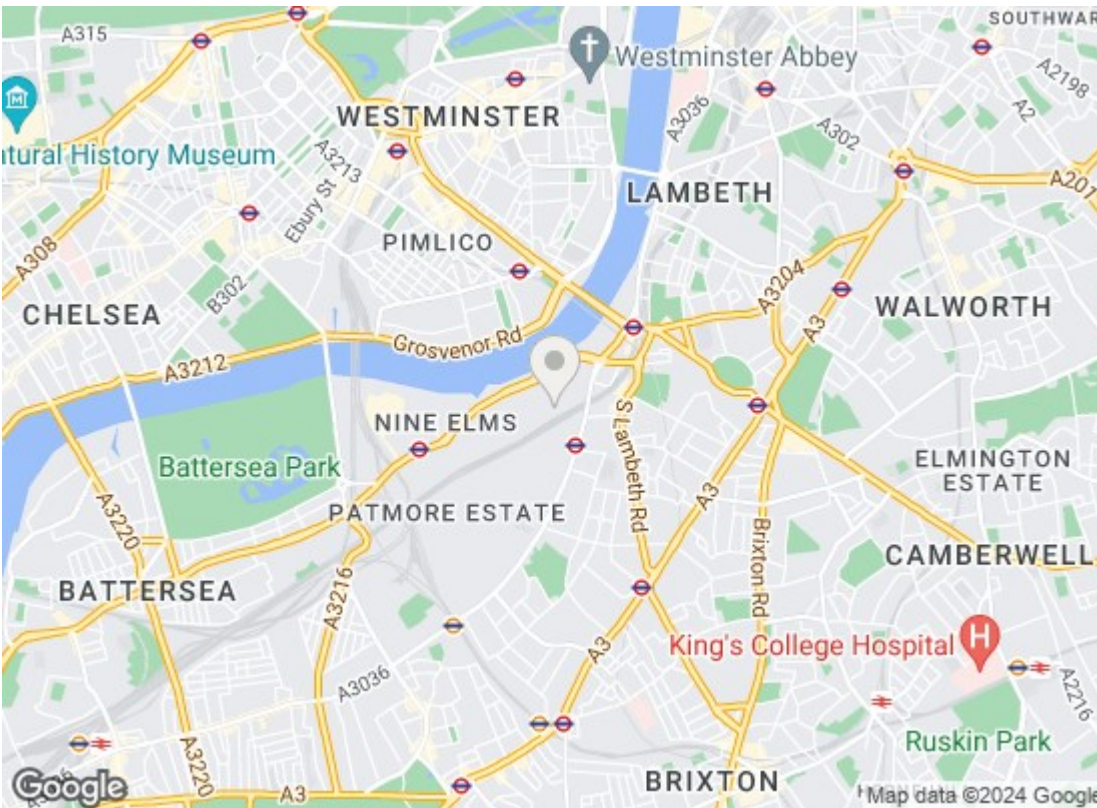
Fifth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.