



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 AS WELL AS THE "ORANGERY" BAR

The apartment itself is set over 420 square feet on the 8th floor of The Legacy Building with East facing views from its 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 areas. Ample storage has been provided throughout the apartment

Comes furnished.

AVAILABLE FROM 16.09.2024

- LEGACY BUILDING
- 8TH FLOOR
- EAST FACING BALCONY
- ON SITE RESTAURANTS & BARS
- EMBASSY GARDENS SW11
- OVER 420 SQUARE FEET
- NINE ELMS STATION
- STUDIO SUITE
- AMPLE STORAGE SPACE
- CONCIERGE, SKY POOL, GYM

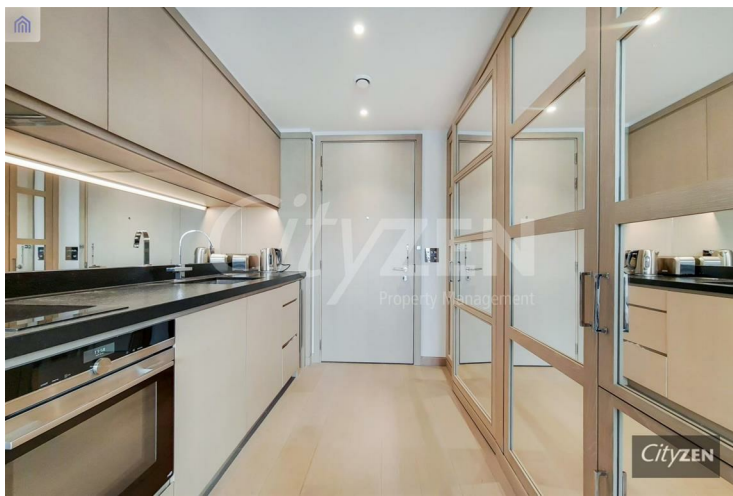
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STUDIO SUITE



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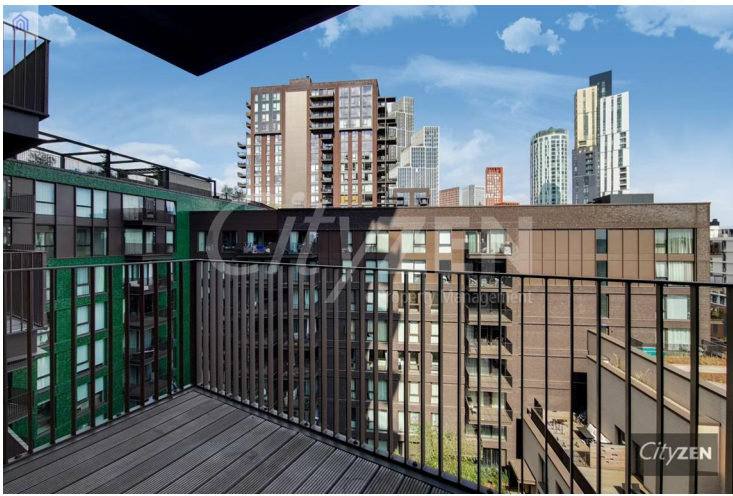
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SHOWER ROOM



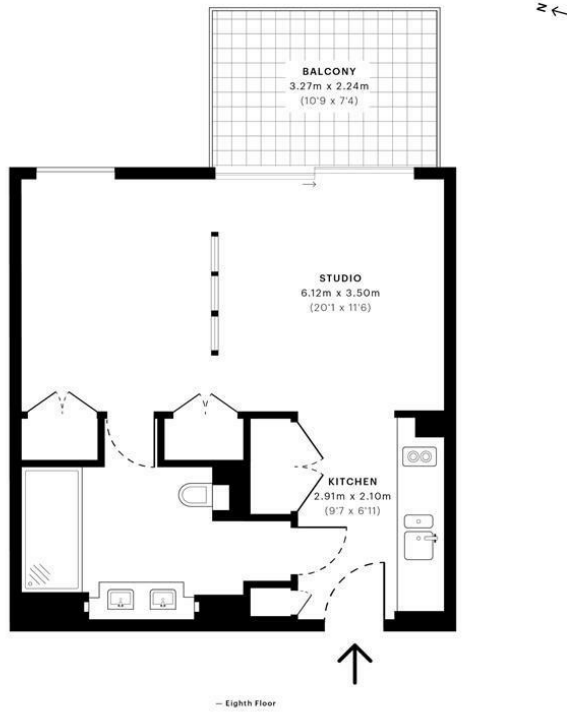
LEGACY BUILDING



BALCONY EAST FACING



VIEW FROM BALCONY



<p>GROSS INTERNAL AREA (GIA) The footprint of the property 39.06 sqm / 420.44 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted head height 36.56 sqm / 393.53 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.36 sqm / 79.22 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.09 sqm / 0.97 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 45.62 sqm / 493.20 sqft
IPMS 3C RESIDENTIAL: 44.32 sqm / 477.06 sqft
SPEC ID: 6362695d0101470e28e6459



Energy Efficiency Rating

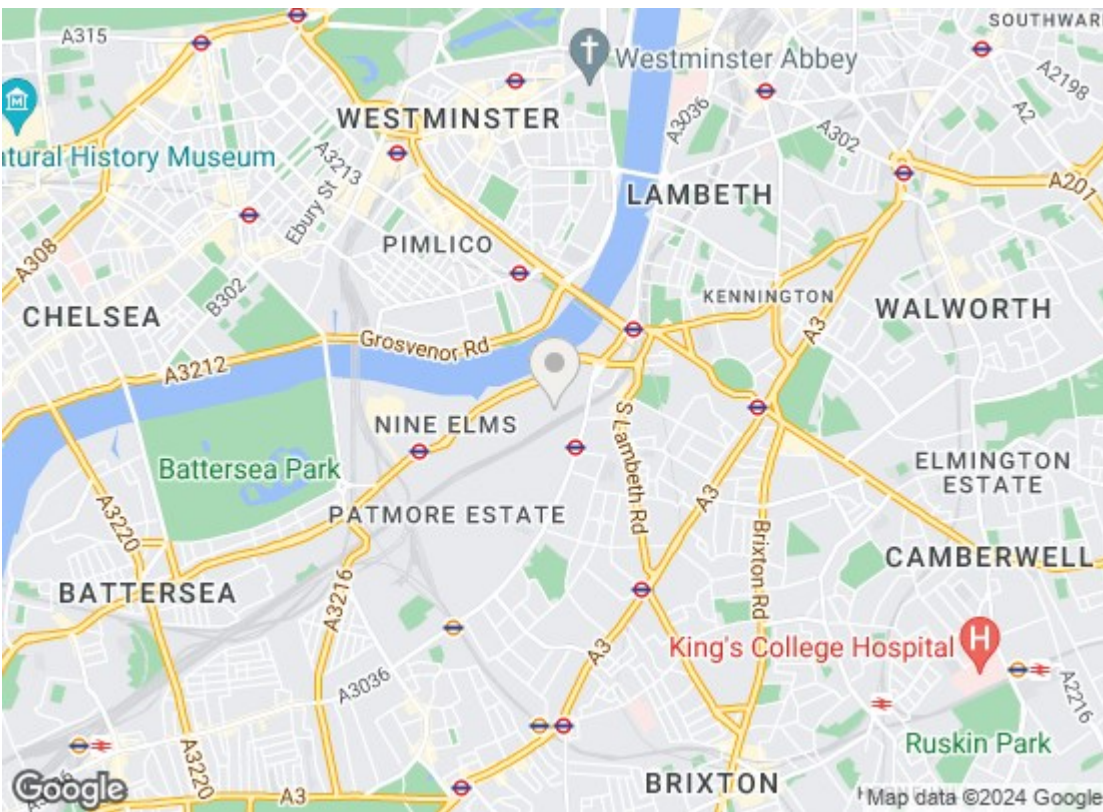
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

England & Wales 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.