



## 1 Viaduct Gardens, , London, SW11 7AY

- Modern 2 Bedroom Apartment
- Internal Area : 980 sq ft
- Private lounge
- Cinema
- Short walking distance to Vauxhall Tube Station
- 2 bathrooms (one en-suite)
- Private gym/ swimming pool
- Residents' library
- 24-hour concierge service
- EPC-B

**£4,247 Per Month**



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## DESCRIPTION

Welcome to this charming apartment located at 1 Viaduct Gardens, a delightful residence that offers both comfort and convenience. This property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

The apartment boasts two modern bathrooms, ensuring that morning routines are a breeze and providing ample privacy for all residents. The reception room is a welcoming space, perfect for entertaining guests or simply relaxing after a long day.

Situated in a desirable area, this apartment benefits from its proximity to local amenities, parks, and transport links, making it easy to explore the vibrant surroundings. Whether you are looking to enjoy a leisurely stroll along the nearby gardens or indulge in the local dining scene, this location has much to offer.

With its thoughtful layout and appealing features, this apartment at 1 Viaduct Gardens presents a wonderful opportunity for those seeking a stylish and comfortable living space. Do not miss the chance to make this lovely property your new home.











### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.