



Legacy Building, Viaduct Gardens, London SW11



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This gorgeous lateral turn-key apartment is set on 11th floor of a highly sought-after development in Embassy Gardens. The property is a corner unit and boasts large dual-aspect windows providing a wonderful view of London. The accommodation comprises a bright and spacious open-plan kitchen reception room with access to a good sized balcony, two double bedrooms, both of which benefit from having built-in storage, and there is a beautifully designed shower room. On site amenities include a residents lounge and cinema room, access to the sky pool and gym, 24-hour concierge. Close proximity to the popular Oxeye and highly sought-after Darby's restaurants, as well as an array of local amenities including bars, cafes and Waitrose.



Guide price: £960,000

Tenure: Leasehold: approximately 986 years remaining

Service charge: £4,740 per annum, reviewed yearly, next review due 2024

Ground rent: £375 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: Unknown





Location

Embassy Gardens is located at the centre of Nine Elms, with Vauxhall Station (Victoria line) a short walk away. The area now benefits from the extension of the Underground Northern line with two new stations within a short distance; Battersea Power Station and Nine Elms.

Located on the banks of the Thames, Embassy Gardens is ideally located with proximity to the Thames Path river walk as well as the various amenities and new amazing retail space located at Battersea Power Station itself.





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Approximate Gross Internal Area : 73.95 Sq. metres
796 Sq. feet

Key :
CH - Ceiling Height



ELEVENTH FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated Dec 2023. Photographs and videos dated Dec 2023.

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