



Legacy Building, Viaduct Gardens, London SW11



# Legacy Building, London SW11

---

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:** £920,000

**Tenure:** Leasehold: approximately 986 years remaining

**Service charge:** £8,641 per annum, reviewed yearly, next review due December 2024

**Ground rent:** £375 per annum, reviewed yearly, next review due 2025

**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.





# Legacy Building, Viaduct Gardens, SW11

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.

Knight Frank  
Battersea & Riverside  
346 Queenstown Road  
London  
SW11 8BY  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more  
Sarah Bennett  
020 3866 2924  
[sarah.bennett@knightfrank.com](mailto:sarah.bennett@knightfrank.com)



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.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated Dec 2023. Photographs and videos dated Dec 2023.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.