



VIADUCT GARDENS
London SW11



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Exceptional duplex penthouse with private parking, wraparound terraces and panoramic views.



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EPC

B

Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £1,050

Service charge: £21,000 per annum, reviewed every year, next review due 2025

Guide price: £3,750,000

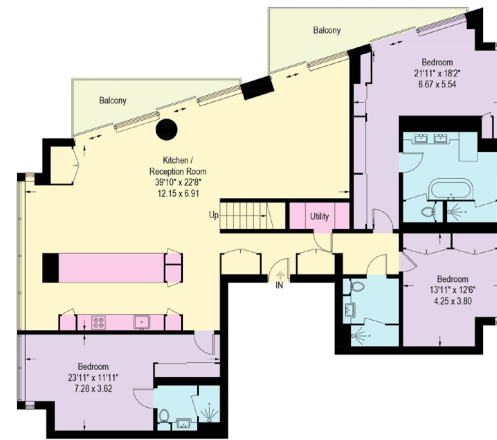
An outstanding three bedroom penthouse in the prestigious Legacy Building, featuring exceptional lateral living space, panoramic views, and a vast private terrace. The twenty-second floor includes a light-filled open-plan reception and kitchen, two en suite bedrooms, a third bedroom, utility room, and two balconies. A feature staircase leads to the upper floor's expansive roof terrace.

Residents enjoy 24-hour concierge, gym, and close proximity to the Thames, Nine Elms, and Battersea Power Station.

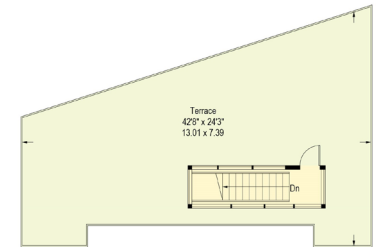
We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Legacy Building, 1 Viaduct Gardens, London, SW11



Twenty Second Floor



Twenty Third Floor

Approximate Gross Internal Area = 188.5 sq m / 2,029 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (11D767266)

We would be delighted
to tell you more.

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