



Viaduct Gardens

Embassy Gardens, London, SW11 7AY

£1,200 Per Week

A stunning two double bedroom apartment situated on the 21st Floor of this recently completed luxury building within the exclusive 'Embassy Gardens' development in Nine Elms.

The property comprises of:- Entrance hallway, with semi-open plan kitchen and breakfast bar, spacious lounge with sliding doors leading out onto an exceptionally large balcony with fantastic views.

The master bedroom has a large walk in wardrobe leading through to a luxurious bathroom. Second double bedroom and family bathroom. This building benefits from having 24 hour concierge, direct access to the 'Sky Lounge' and Swimming Pool', as well as beautiful landscaped communal gardens.

This fine flat is offered furnished and is available now for long let. Parking can be negotiated separately.

- Two Double Bedrooms
- Two Bathrooms
- Twenty First Floor
- Huge Balcony
- 24 hour Porter
- Brand new

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



1A215

2 Bedroom

Internal Area
80.4 sq m / 865 sq ft

Living Area
8575 x 4145mm

Bedroom 1
5640 x 2840mm

Bedroom 2
4340 x 2750mm

Balcony
17 sq m / 183 sq ft

Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

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		
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Not environmentally friendly - higher CO ₂ emissions		

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