



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



BATTERSEA & NINE ELMS
ESTATES



Legacy Building, Embassy Gardens

Asking Price £1,400,000

Luxuriously furnished, this stunning two bedroom, two bathroom apartment features a private balcony with scenic river views; located moments away from Vauxhall & Nine Elms stations.

The property has been finished to the highest level with beautiful oak flooring, silk feel carpeting throughout living areas and bedrooms in addition to black granite vanity tops in bathrooms. The apartment also offers fully integrated Siemens appliances including wine cooler, fridge freezer and dishwasher.

Residents will benefit from the wonderful communal facilities including the private cinema, gym and spa as well the iconic Sky Pool and bar.

Approx. 984 years remaining on lease

Ground rent amount: Ask Agent

Ground rent review period: Ask Agent

Service charge amount: approx. Ask Agent

Service charge review period: N/A

Council tax band: F (Wandsworth Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

1 Viaduct Gardens London



2



2

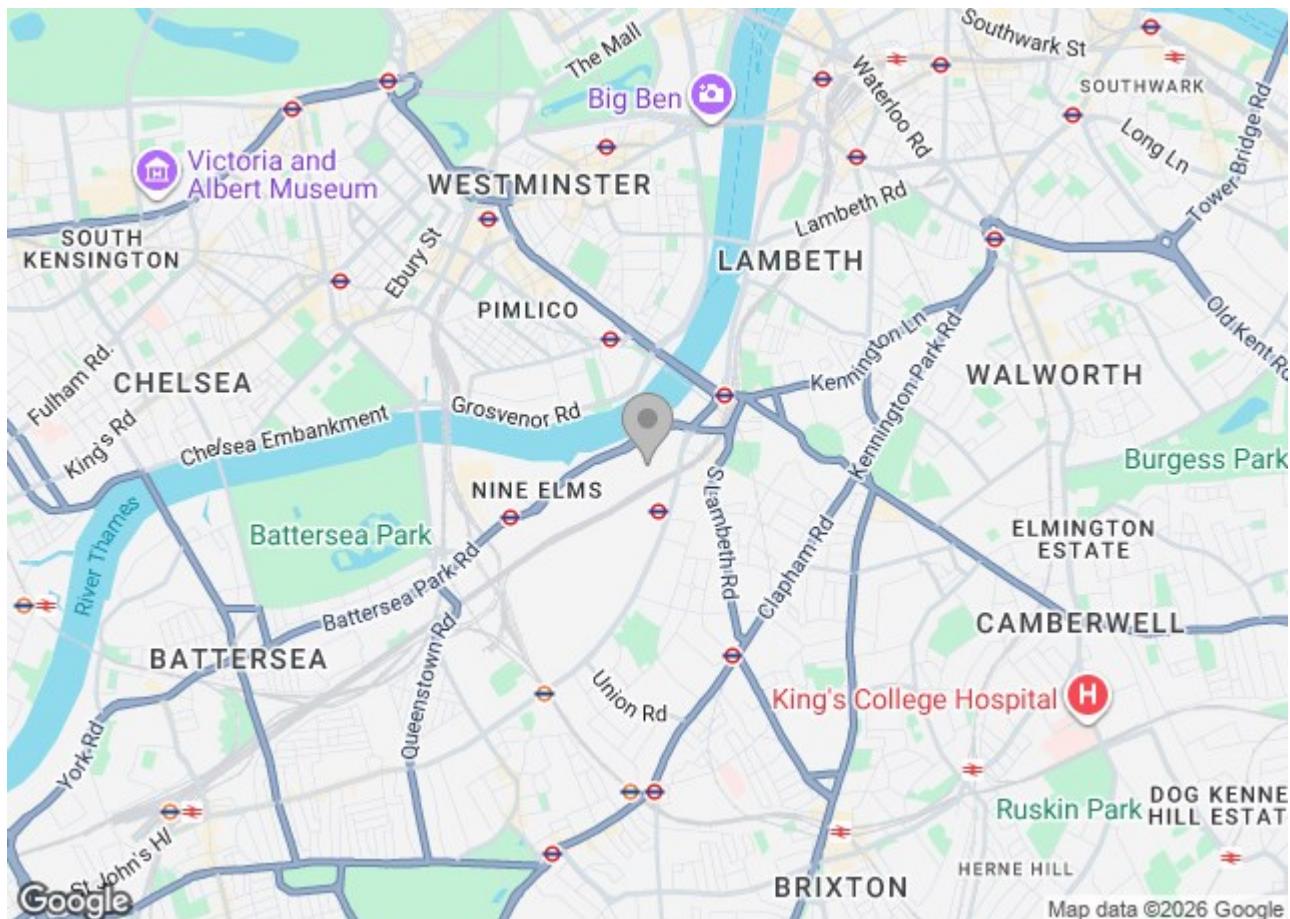


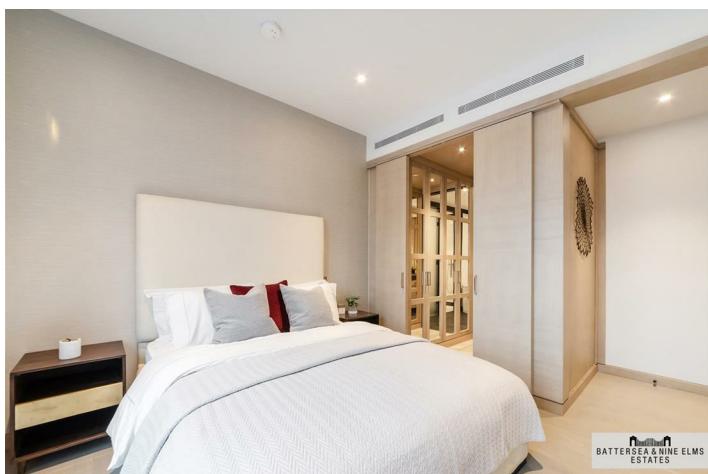
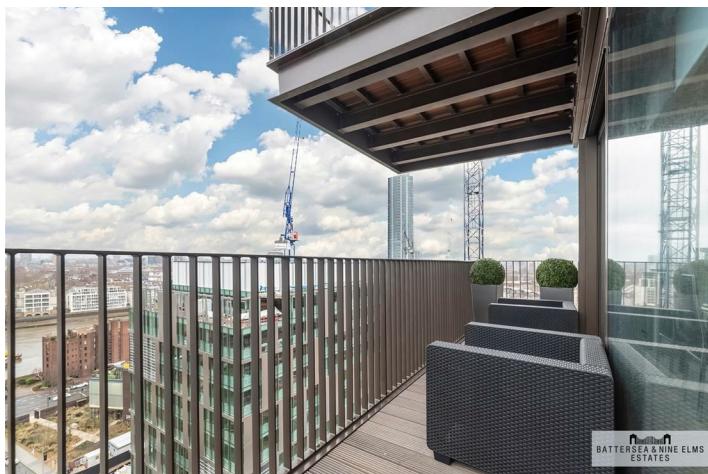
1



B

- Two bedroom
- River views
- Private cinema
- Two bathroom (one ensuite)
- Gym and spa
- Excellent transport links
- Private balcony
- Swimming pool
- *Photos from 2019





**Legacy Building,
Embassy Gardens, SW11**
Approximate Gross Internal Area
91.10 sq m / 981 sq ft

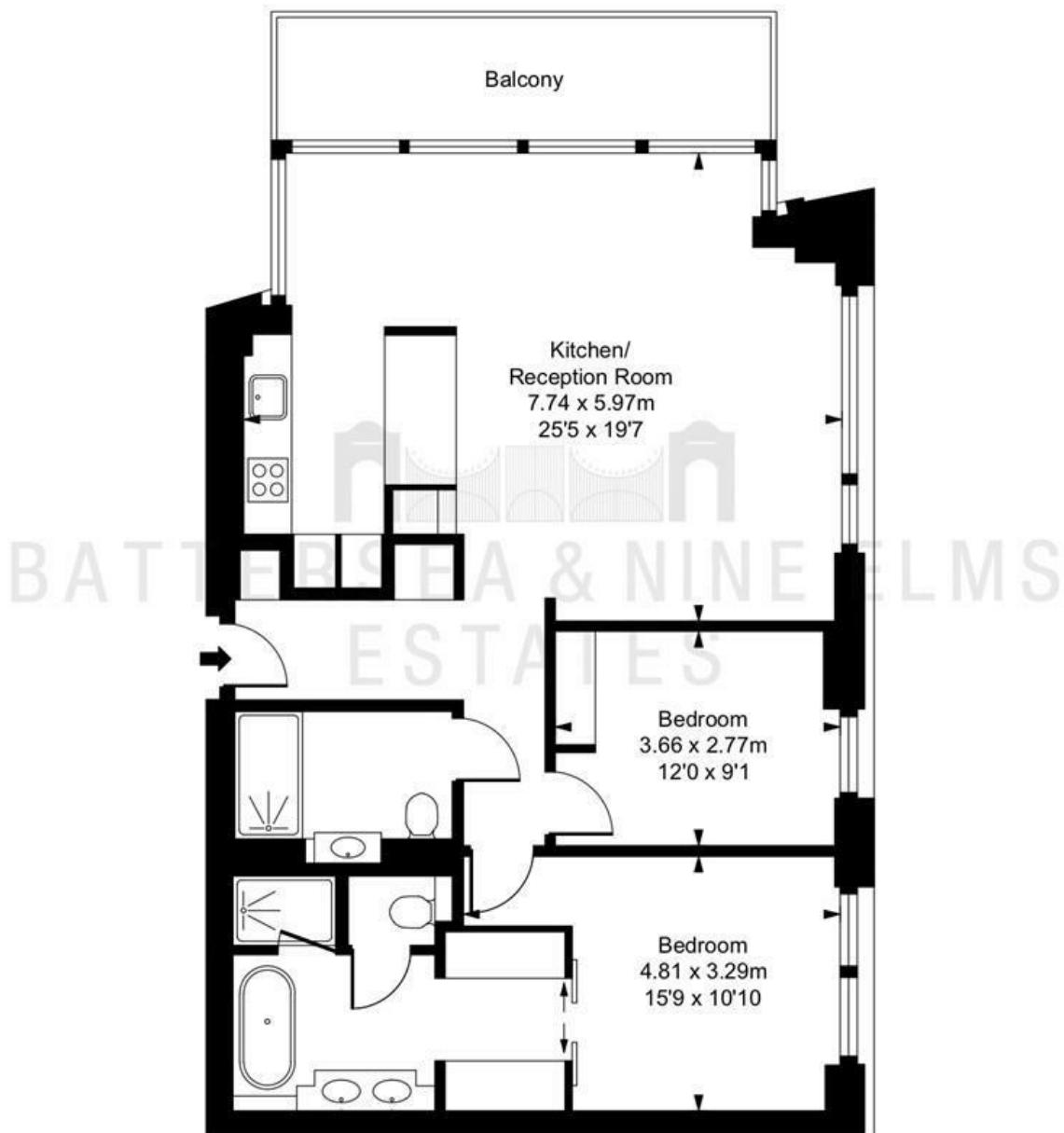


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	