



**BATTERSEA & NINE ELMS  
ESTATES**



## Legacy Building, Embassy Gardens

**Asking Price £1,100,000**

Welcome to this stunning modern apartment located in the prestigious Legacy Building at Embassy Gardens. Spanning an impressive 884 square feet, this property offers a perfect blend of contemporary design and comfortable living.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere. The apartment features two well-proportioned bedrooms, each designed to offer a peaceful retreat. The two bathrooms are elegantly appointed, ensuring convenience and privacy for residents and visitors alike.

Embassy Gardens is renowned for its vibrant community and excellent amenities, making it a sought-after location for those seeking a sophisticated urban lifestyle. With its modern architecture and stylish interiors, this apartment is perfect for professionals, couples, or small families looking for a home that combines luxury with practicality.

Approx. 984 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: F (Wandsworth Council)

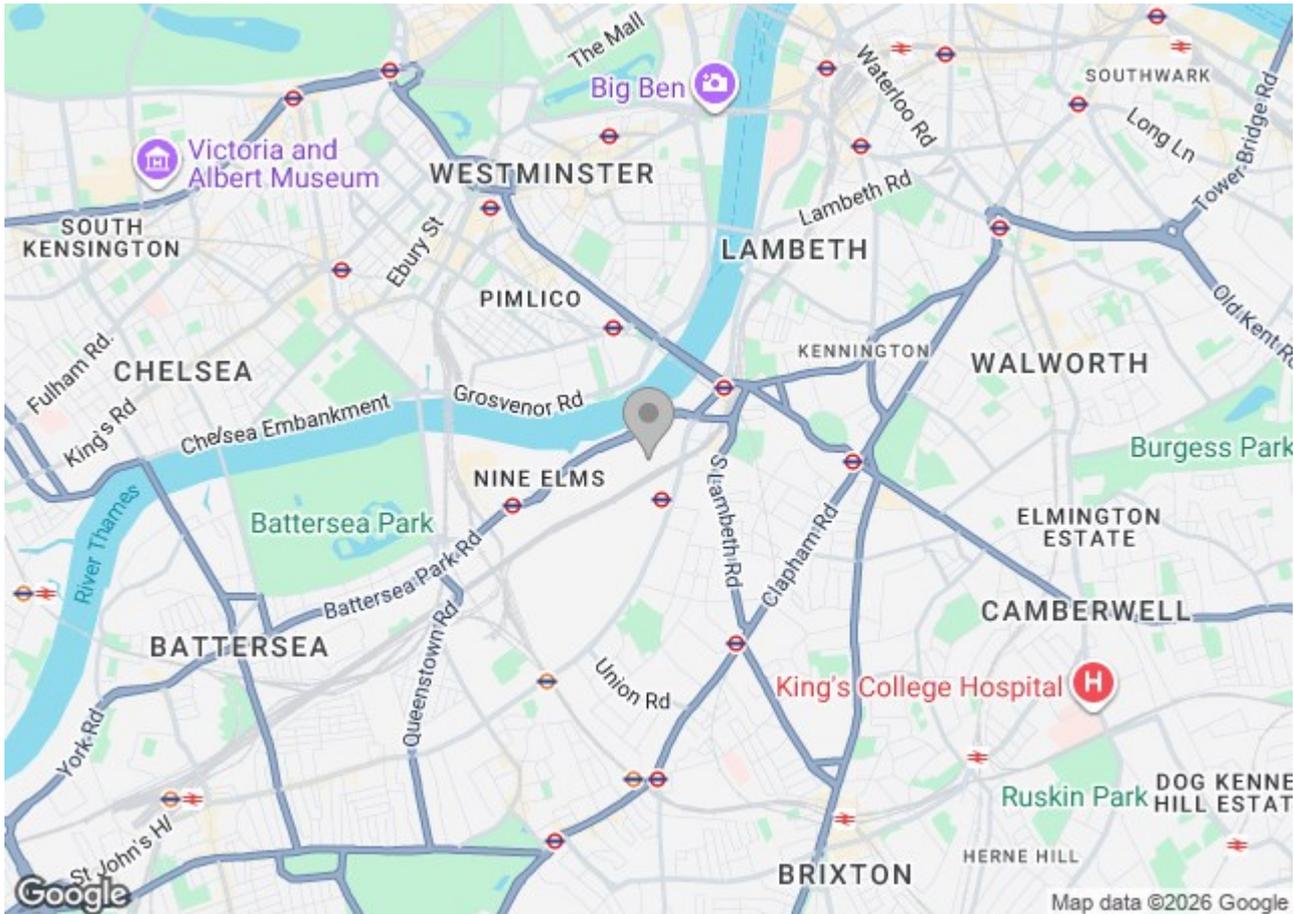
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Cladding: EWS1 Certificate available

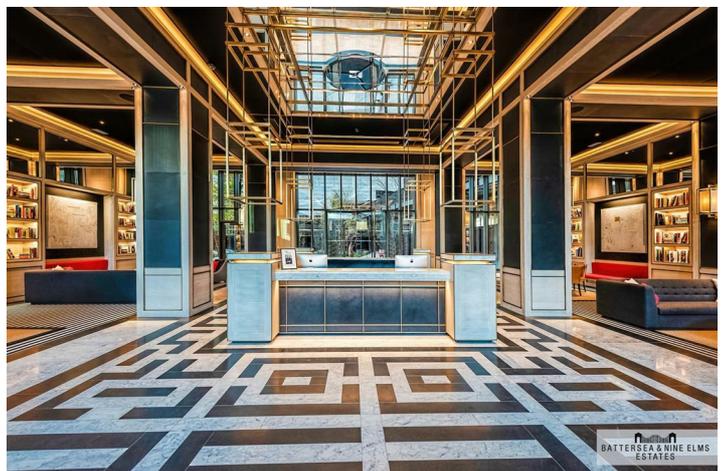
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# Viaduct Gardens London



- Two double bedrooms
- Two bathroom including one en suite
- Private balcony
- Swimming pool
- Gym and spa
- 24 Hour concierge





Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
82.1 sq m / 884 sq ft

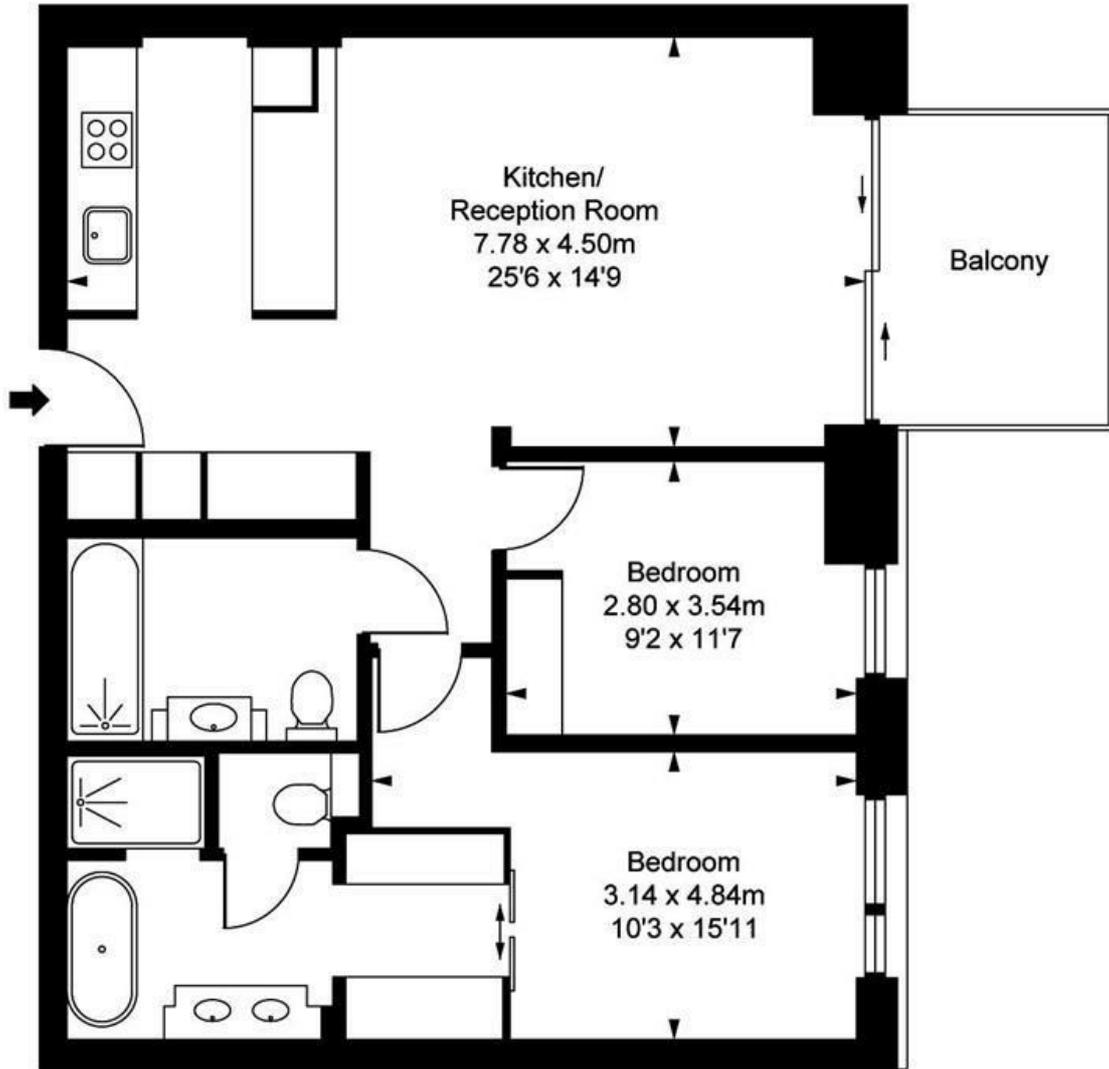


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	94	94