



Legacy Building, Embassy Gardens Offers In Excess Of £850,000

Located in one of London's most prestigious and dynamic developments, this stylish two-bedroom apartment spans over 800 sq. ft. of contemporary living space in the vibrant heart of Nine Elms. Offering the perfect blend of luxury and practicality, this property is situated in one of the city's most coveted neighbourhoods.

The open-plan layout boasts bright and airy living space finished to the highest of standards, with sleek flooring and contemporary fixtures. The well-sized bedroom is perfect for restful nights, while the spacious bathroom offers both style and functionality.

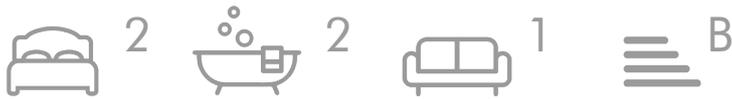
Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to premium retail, dining, and leisure options, plus excellent transport links to central London, this apartment offers an unrivaled lifestyle in an iconic location.

Approximately 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

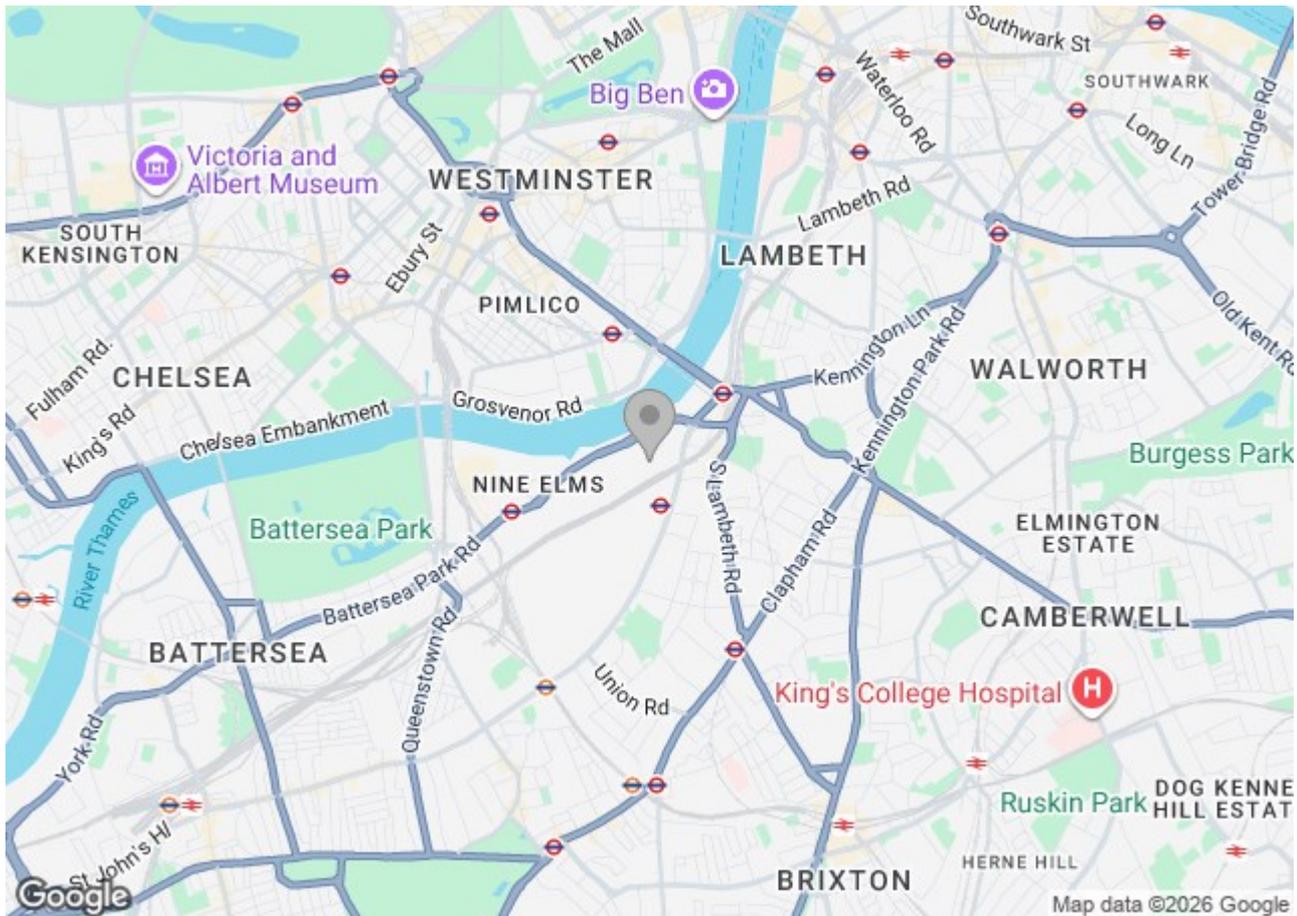
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

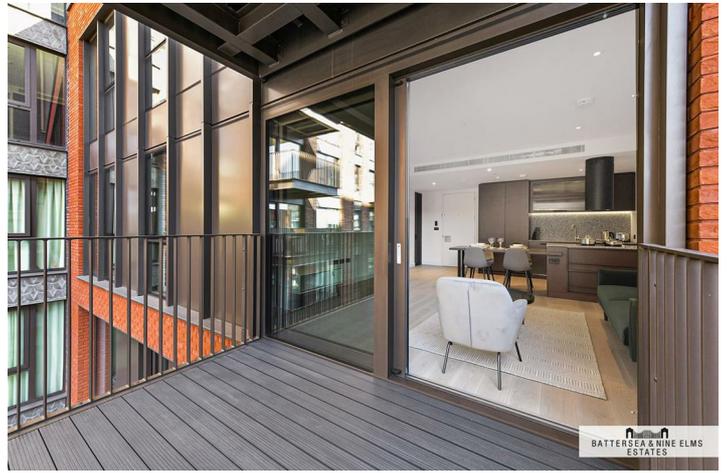
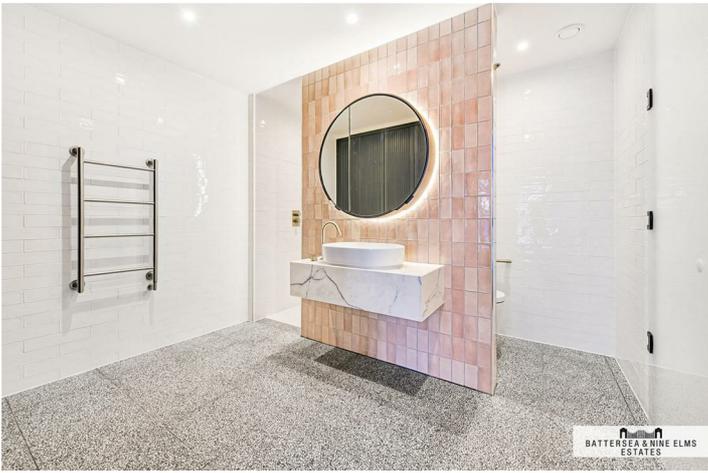
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Two bedrooms
- Two bathrooms
- 24 Hour concierge
- Walking distance to zone one transport links
- Resident gym and swimming pool
- Residents valet parking





Modern,
Embassy Gardens, SW11

Approximate Gross Internal Area
81.5 sq m / 877 sq ft

Balcony Area
6.7 sq m / 72 sq ft

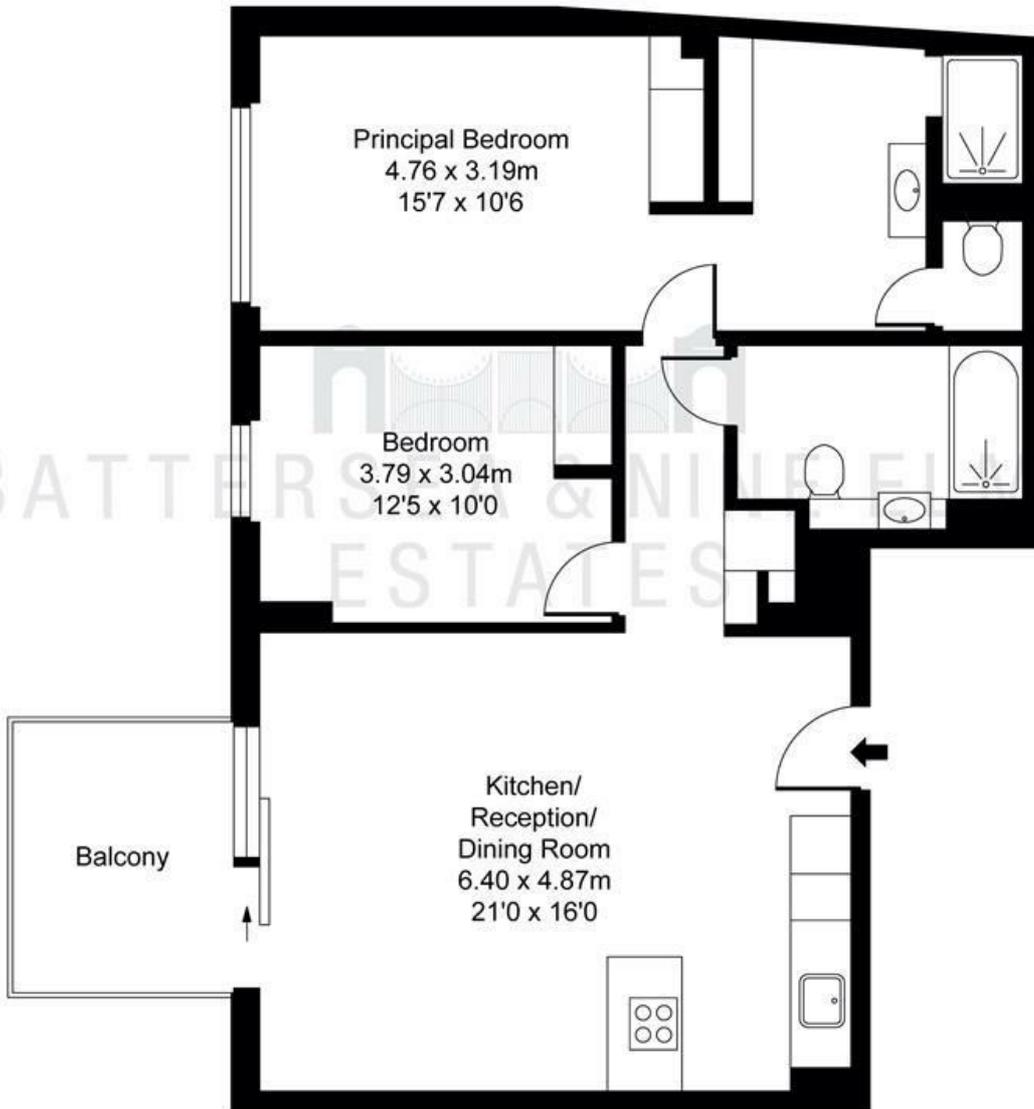


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-81) B
(69-80) C			(57-69) C
(55-68) D			(45-57) D
(39-54) E			(33-45) E
(21-38) F			(21-33) F
(1-20) G			(1-21) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
85	85		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC