



## Legacy Building, Embassy Gardens Offers In Excess Of £875,000

Welcome to this stunning modern apartment located in the prestigious Legacy Building at Embassy Gardens. Upon entering, you are greeted by a spacious reception room that serves as the heart of the home. The apartment features two well-appointed bedrooms, providing ample space.

The Legacy Building is renowned for its modern architecture and high-quality finishes, making this apartment a desirable choice for those seeking a sophisticated urban lifestyle. The surrounding area of Embassy Gardens is vibrant and well-connected, offering a variety of amenities, including shops, restaurants, and green spaces, all within easy reach.

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)

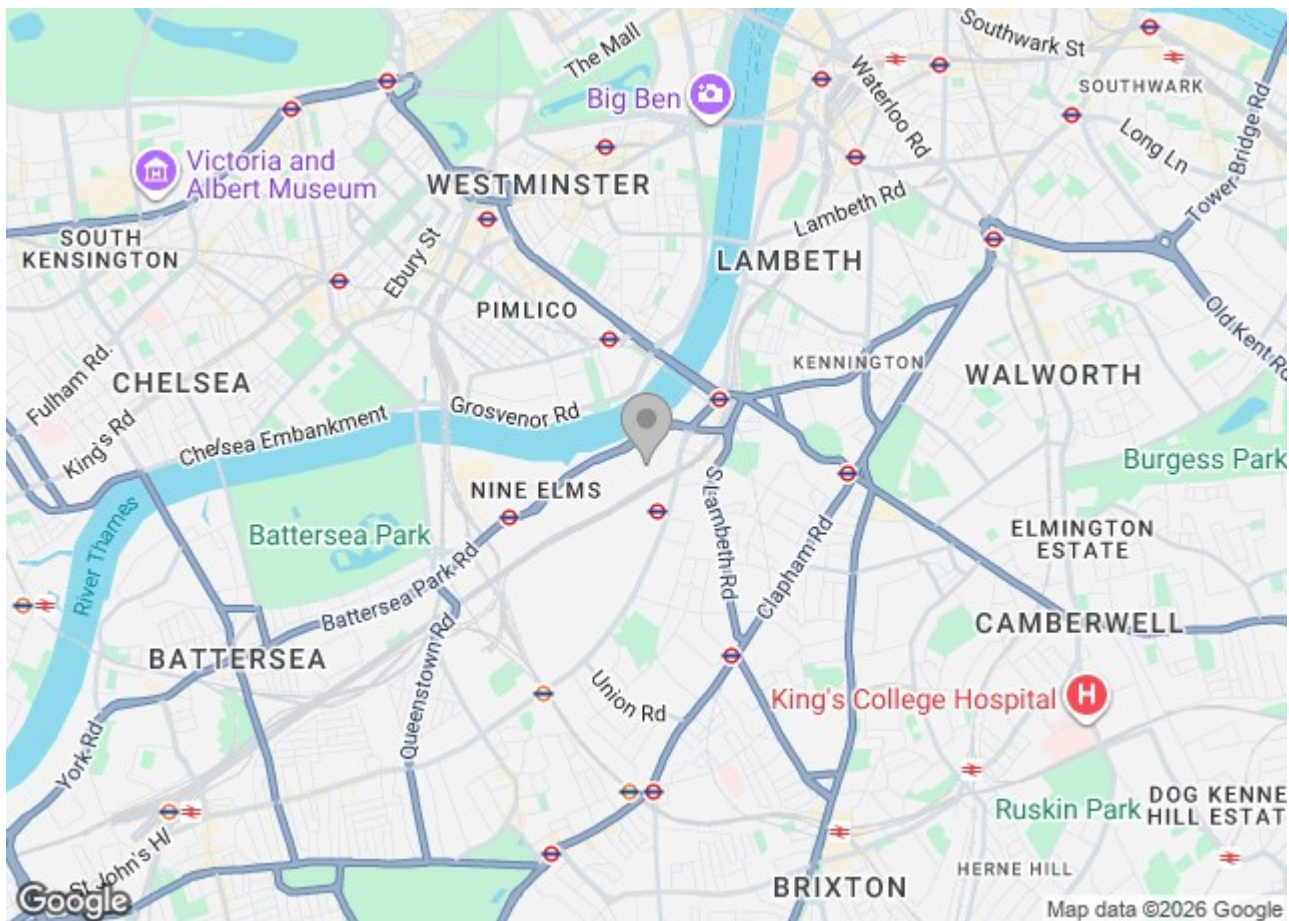
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre  
| Lift Access | Parking no | Cladding: EWS1 Certificate available

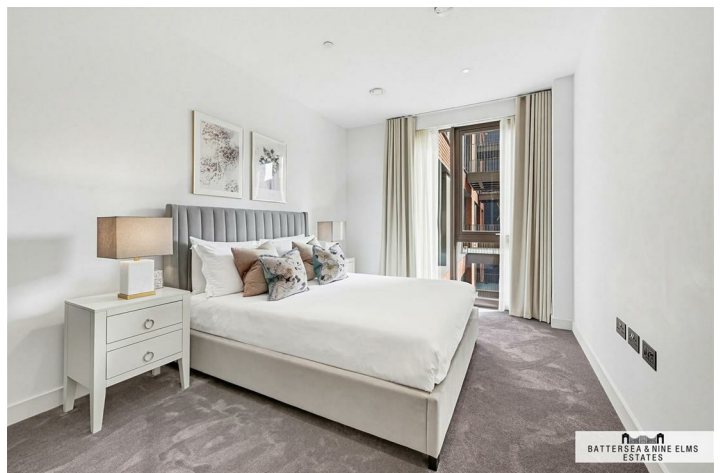
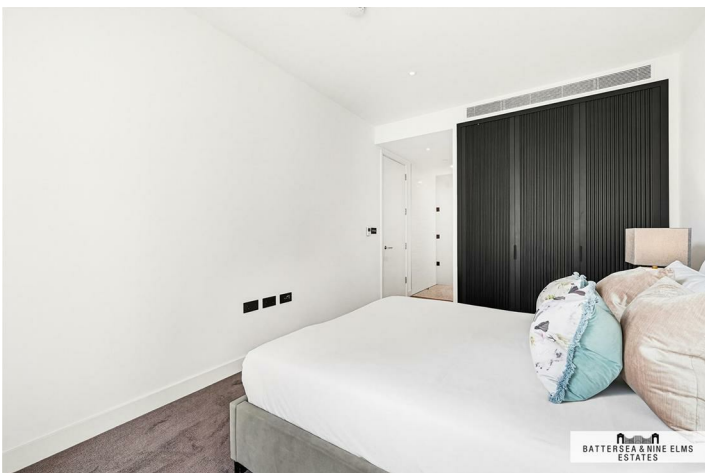
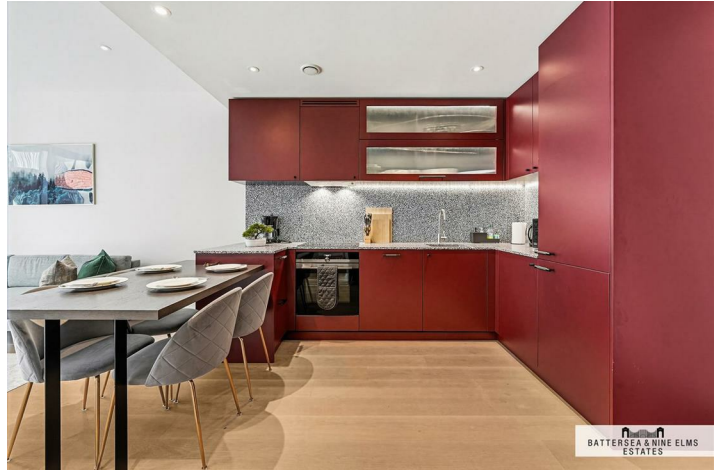
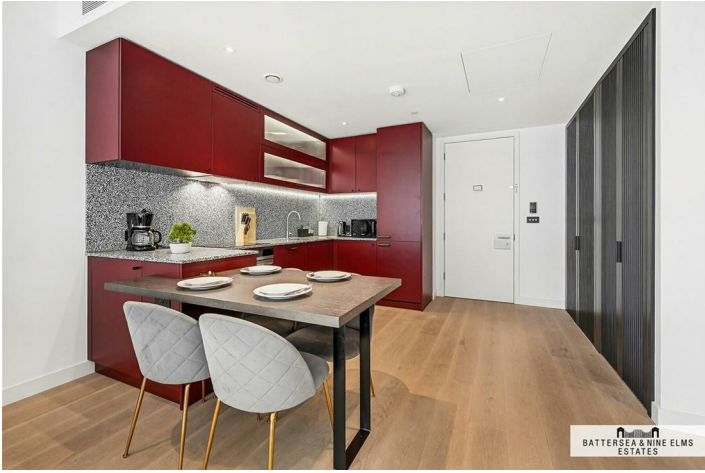
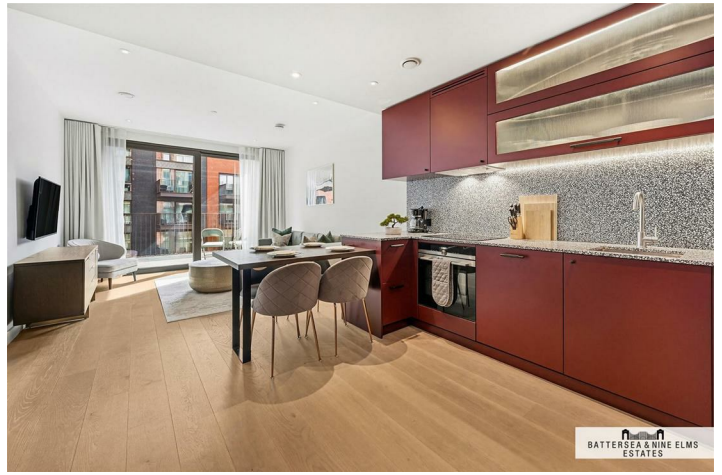
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



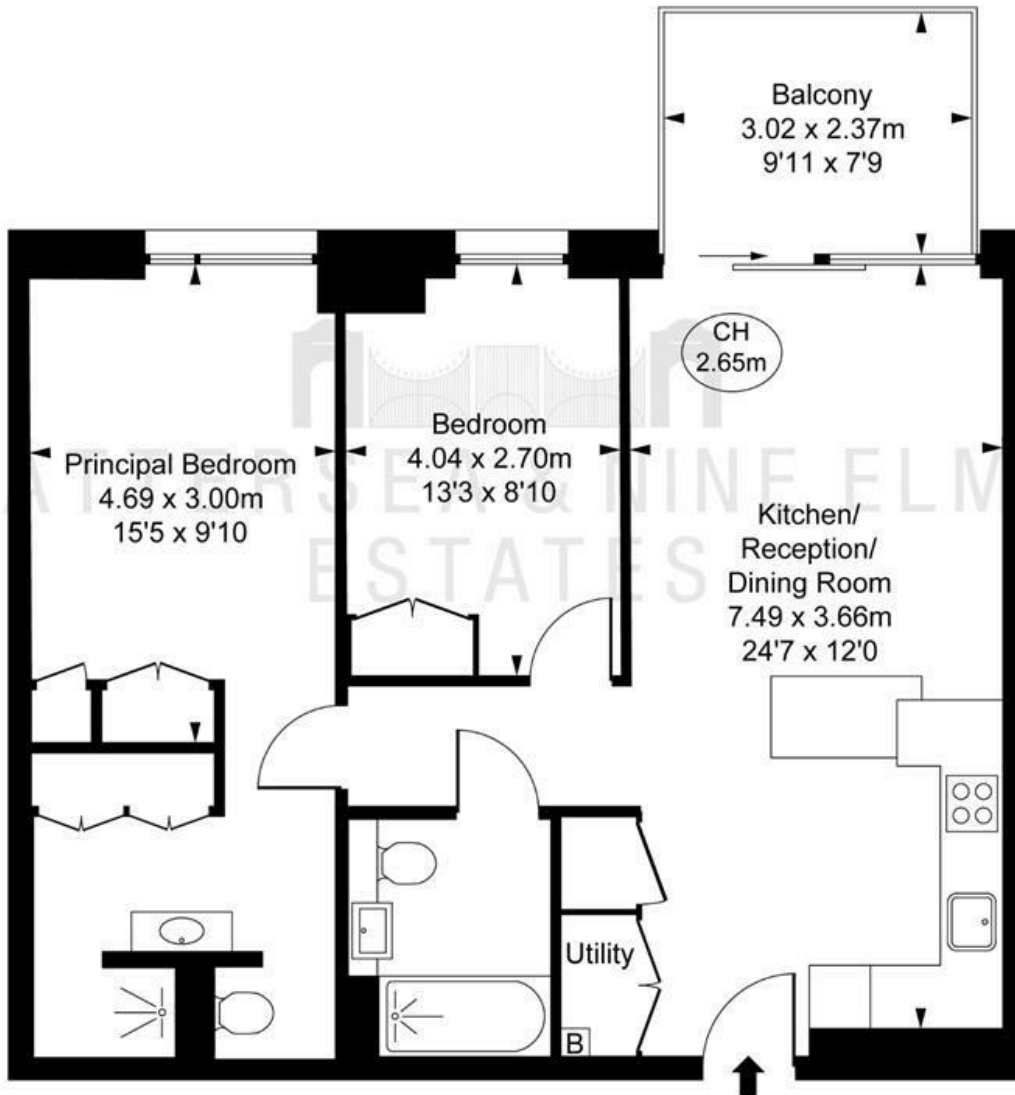
- Two bedrooms
- Two bathrooms
- 24 hour concierge
- Access to sky pool
- Residents swimming pool & gymnasium
- Private balcony





Legacy Building,  
Viaduct Gardens, SW11  
Approximate Gross Internal Area  
72.69 sq m / 782 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	85	85	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC