



**BATTERSEA & NINE ELMS  
ESTATES**

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



## 1 Viaduct Gardens London

**£1,100 Per Week**

A stunning two bedroom two bathroom apartment to rent in Embassy Gardens, located moments away from Nine Elms and Vauxhall stations. Luxuriously designed, the property features a private balcony with views towards the US Embassy and the River Thames. Finished to the highest level with beautiful oak flooring as well as black granite vanity tops in bathrooms. The apartment also offers fully integrated Siemens appliances including wine cooler, fridge freezer and dishwasher.

Additionally the tenants will have access to all facilities that Embassy Gardens has to offer including the Sky Pool, gym, cinema room and 24 hour concierge.

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Council Tax - Wandsworth - F

Holding Deposit £1,100 (1 weeks rent )

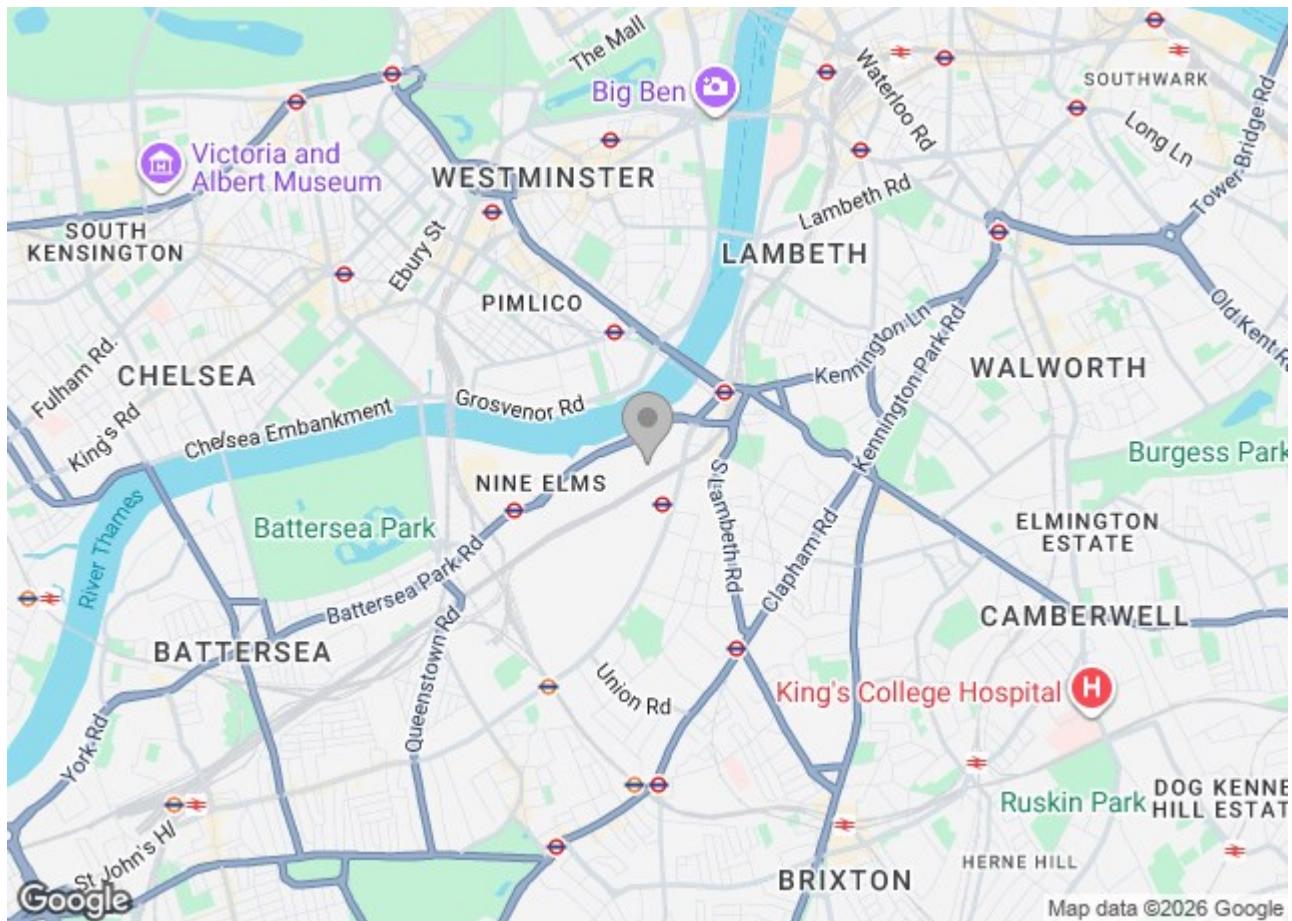
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: FttP

To check broadband and mobile phone coverage please visit Ofcom.

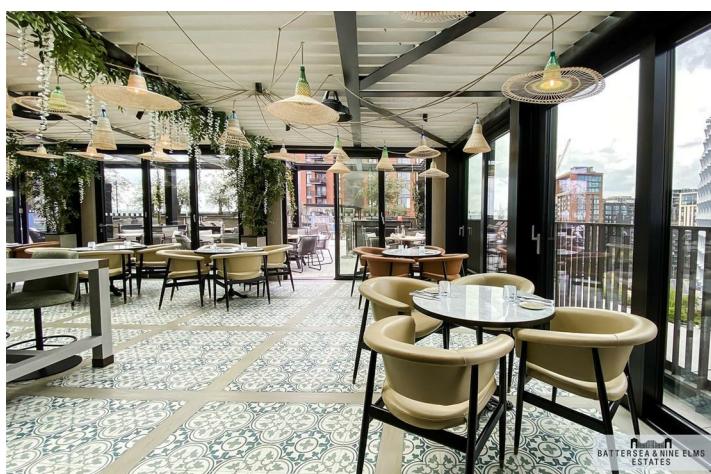
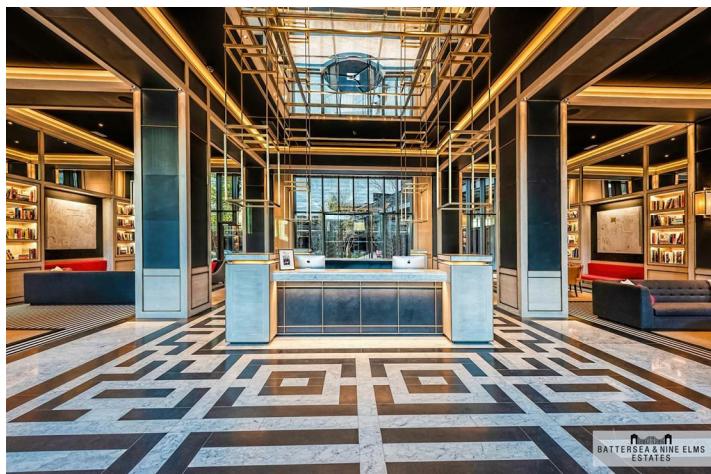
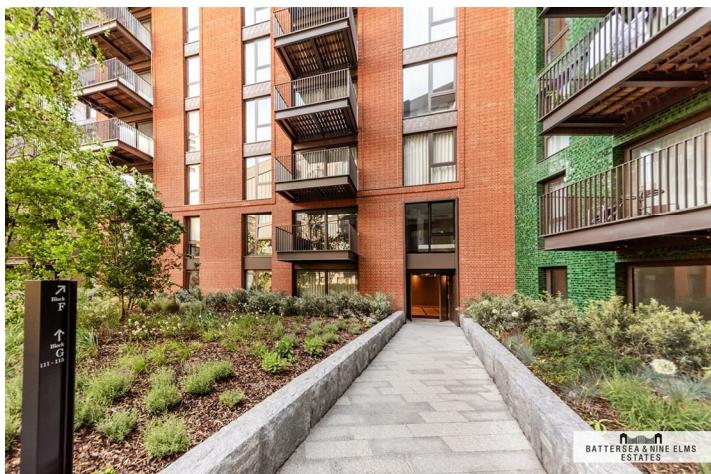
# 1 Viaduct Gardens London



- Two double bedrooms
- 24 hour concierge
- Residents cinema and meeting rooms
- Two bathrooms (one en suite)
- Residents' gymnasium & indoor swimming pool
- Comfort cooling & underfloor heating
- Private balcony
- Sky pool, sky deck and Orangery



Map data ©2026 Google



Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
90 sq m / 969 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		