



## 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.

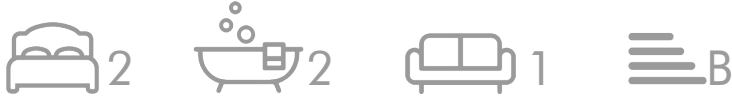
Additionally the tenants will have access to all facilities that Embassy Gardens has to offer including the Sky Pool, gym, cinema room and 24 hour concierge.

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 )

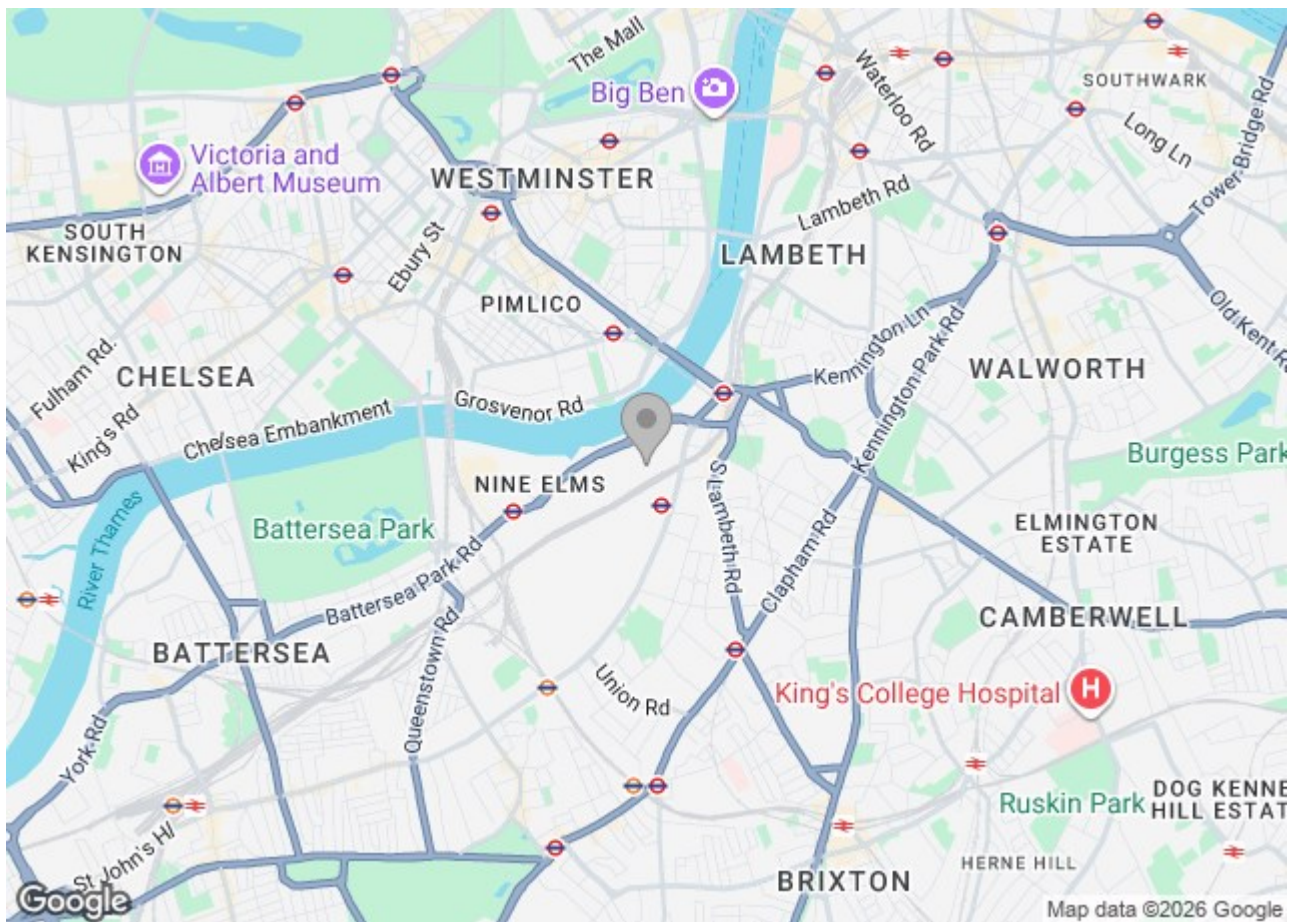
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: FttP

To check broadband and mobile phone coverage please visit Ofcom.

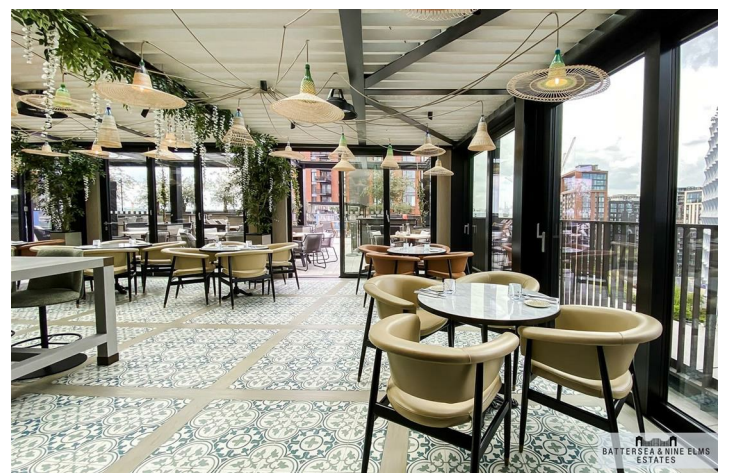
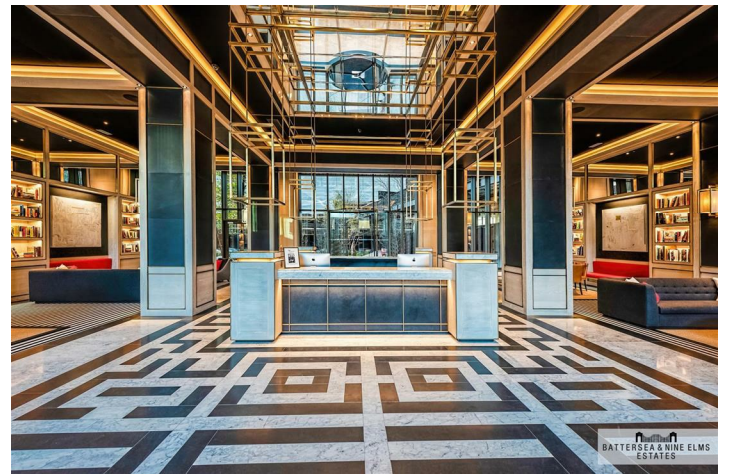
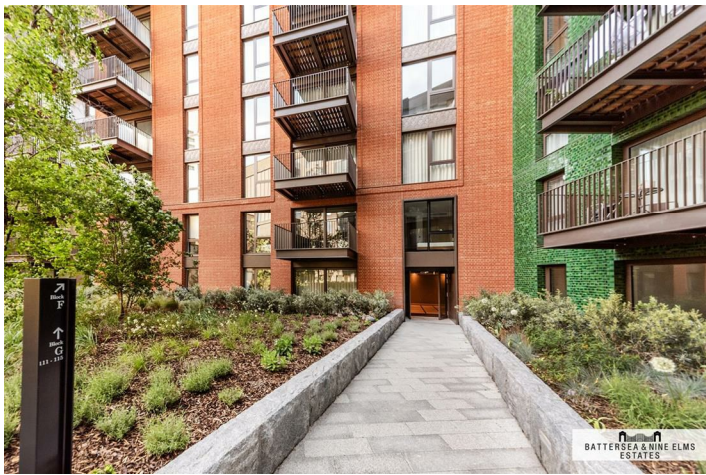
# 1 Viaduct Gardens London



- 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

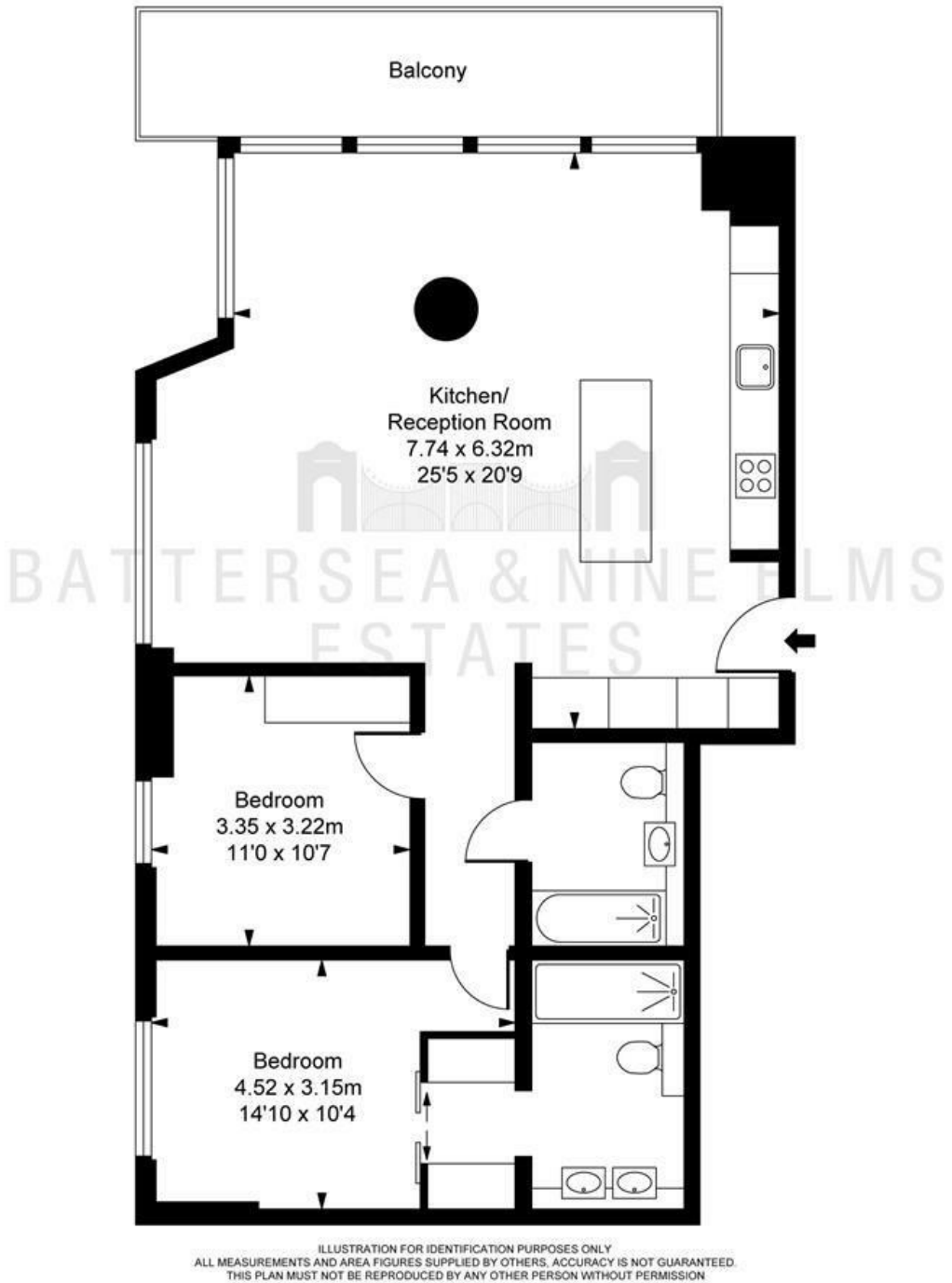








Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
90 sq m / 969 sq ft



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
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	