



Legacy Building  
1 Viaduct Gardens, SW11

CHESTERTONS





Stunning two-bedroom, two-bathroom apartment in Embassy Gardens, the lively and verdant city-centre neighbourhood that wraps around the new U.S. Embassy, on London's South Bank.

Boasts two double bedrooms, two large bathrooms (one is en-suite), an open plan bright living room and fully integrated kitchen with quality appliances. Further benefits from balcony and stunning river views, it is a superb property.

Embassy Gardens is home to destination retailers, creative businesses and an exclusive residents-only amenity offering like no other in London – including two state-of-the-art gyms, luxurious spa facilities, indoor pool, 24-hour concierge and the world-famous SkyPool. And now, with the arrival of The Modern this extraordinary place is complete. Bold, 21st Century apartments in a building and a district where every detail has been designed for an easier, more connected, more enjoyable, and more contemporary way of life.

Apartments that embody the best in new British design. The Modern at Embassy Gardens offers a fresh, luxurious and highly contemporary take on apartment living in London right now. The Modern features 21 floors of light-filled, and contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Embassy Gardens and the Linear Park.

Embassy Gardens is London's new diplomatic precinct on the riverside, the residential and commercial centrepiece of the Nine Elms Regeneration Area. With the relocation of multiple embassies to this area, one of the most ambitious urban rejuvenation plans in London's history has come to a successful fruition.

Embassy Gardens now takes its place as the prestigious, forward-looking neighbour to illustrious districts such as Westminster and Chelsea.

- 24 Hour Concierge
- 805 Square Feet
- Swimming pool
- Lift Access
- Furnished
- New Build

### £4,700 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B	B4	B4
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £6,507.69  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** B  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

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 London  
 SW11 3AG  
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 02030408269  
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# Legacy Building, Viaduct Gardens, Embassy Gardens, SW11

Approximate gross internal area  
74.41 sq m / 801 sq ft



## Eighteenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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