

1 Viaduct Gardens London

£1,000 Per Week

A spacious two bedroom, two bathroom apartment located only moments from Vauxhall Station and the River. This exciting phase of Embassy Gardens boasts incredible resident facilities including the eagerly anticipated sky pool and an exquisite selection of luxury apartments.

This well proportioned apartment comprises of a spacious open plan kitchen/ reception room with private balcony and underfloor heating, two double bedrooms one with an en suite bathroom and a second shared bathroom.

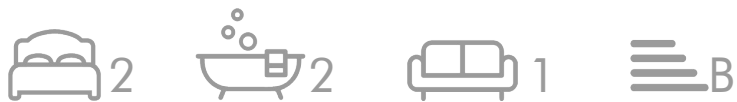
Residents can take advantage of the wonderful communal amenities such as the indoor and outdoor swimming pools, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall & Nine Elms stations.

Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Council Tax - Wandsworth - F
Holding Deposit £1,000 (1 weeks rent)

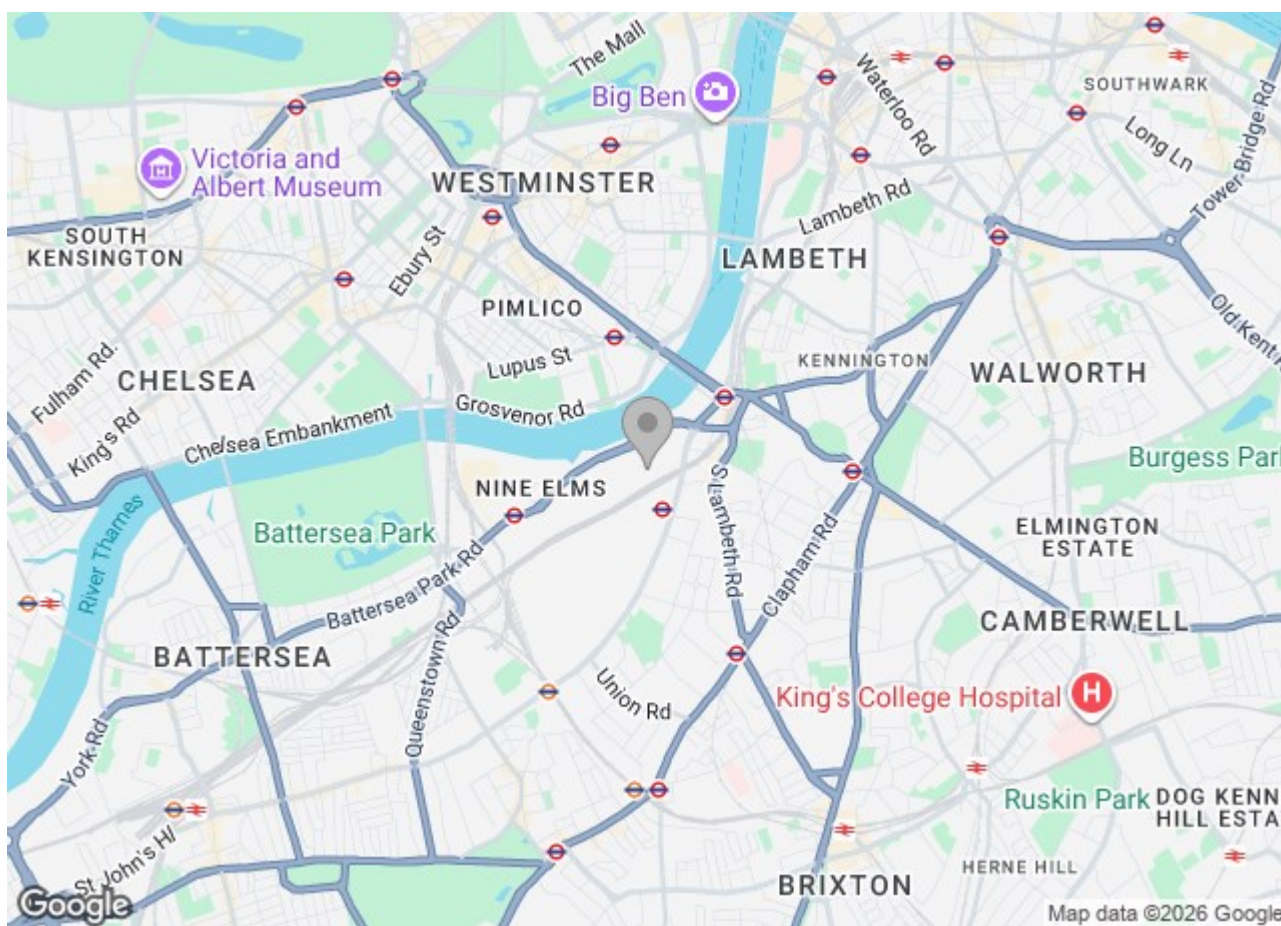
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

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- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Private balcony
- Moments to Zone 1 transport links
- Residents cinema suite
- Residents lounge & meeting rooms
- *Bedrooms have been digitally staged for marketing purposes*





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
80.9 sq m / 871 sq ft

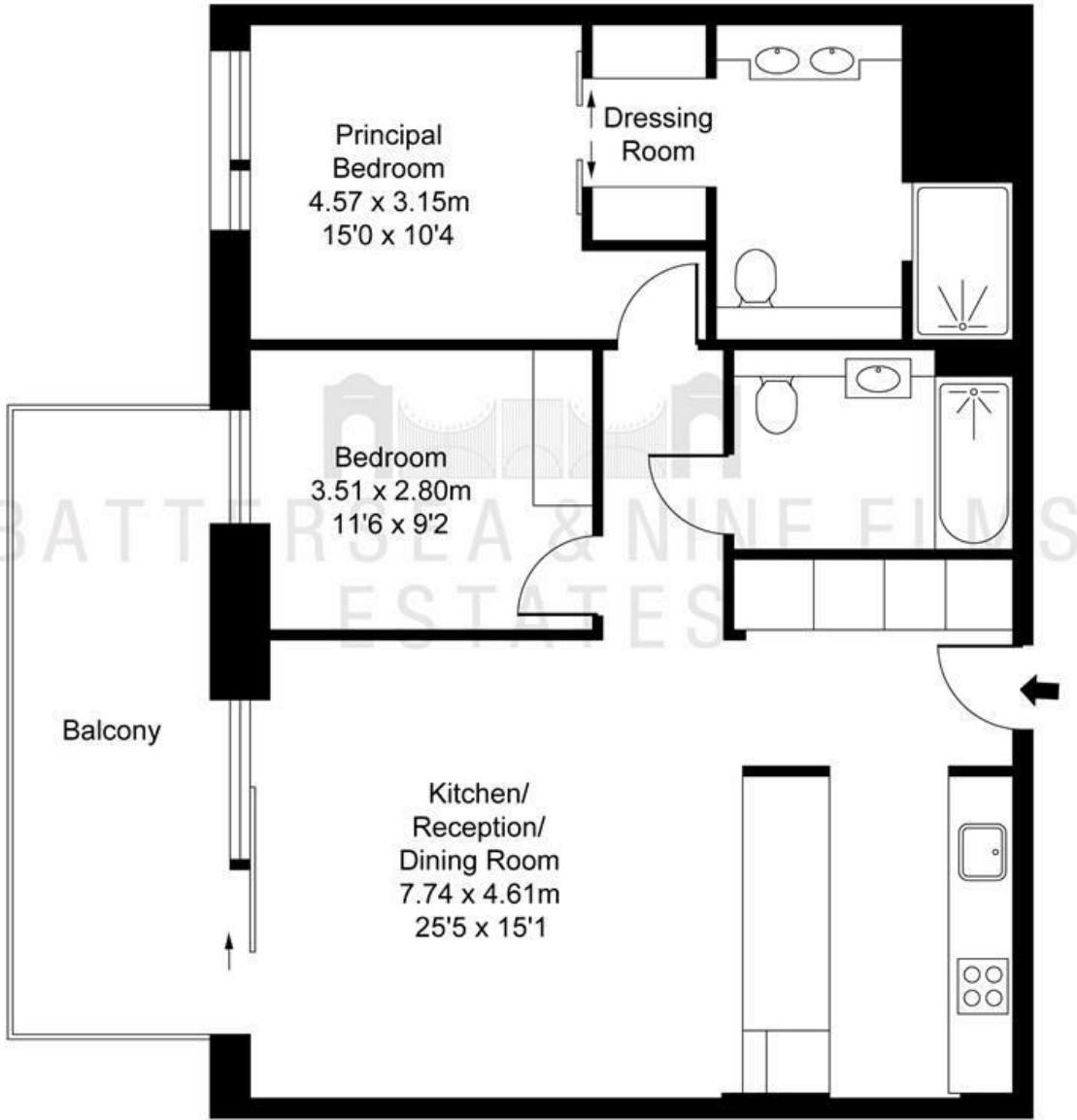


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	95	95

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91) - Very environmentally friendly - lower CO₂ emissions
 B (69-80)
 C (55-68)
 D (39-54)
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England & Wales EU Directive 2002/91/EC