

1 Viaduct Gardens London

£1,000 Per Week

This gorgeous two bedroom, two bathroom apartment offers luxury design and style. Situated in the sought after Legacy Building of Embassy Gardens, this stunning apartment features underfloor heating & comfort cooling, fully integrated appliances, such as a dishwasher, combination washer/ dryer and wine cooler and a private balcony.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, 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 station.

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

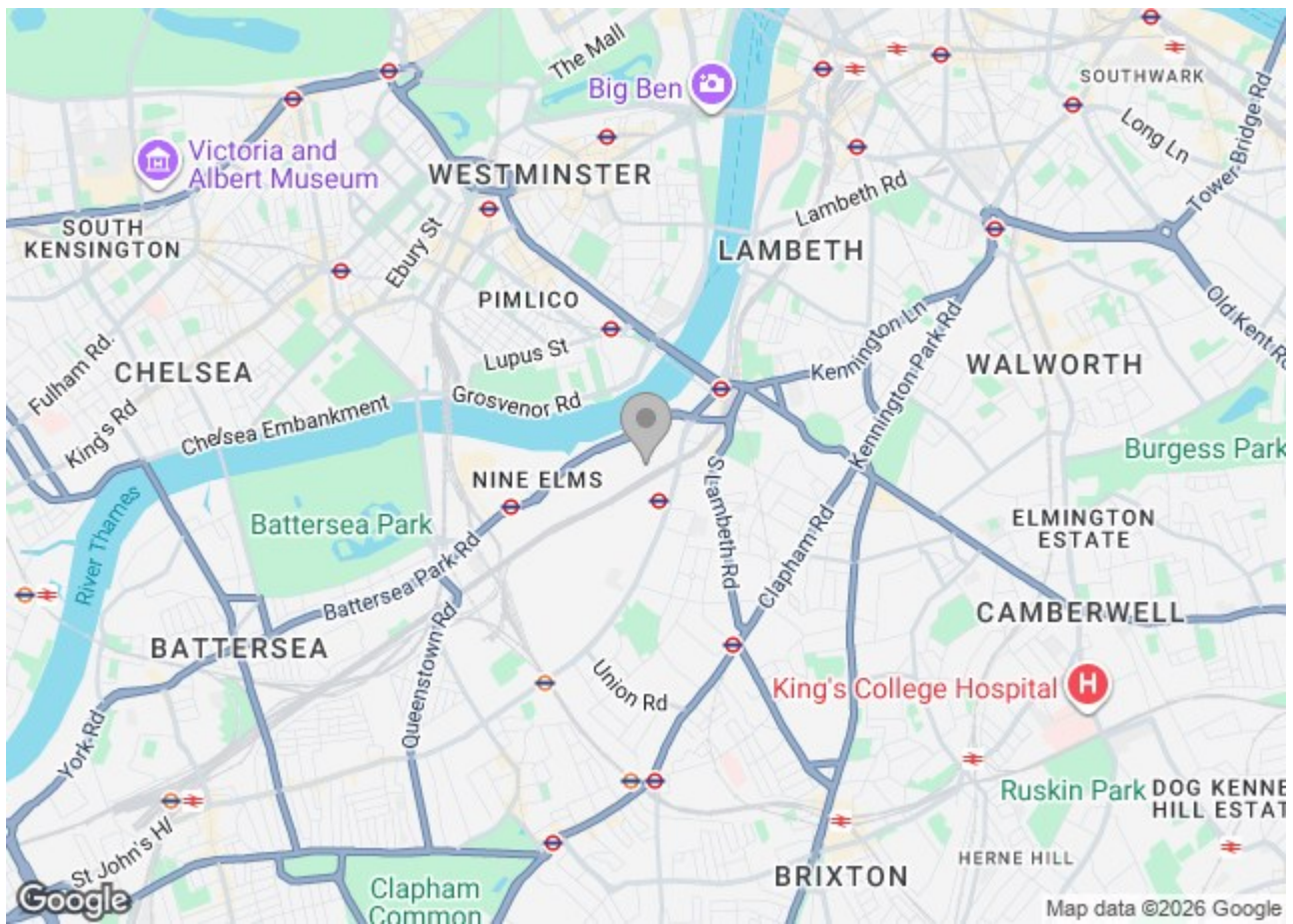
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Fttp

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
- Swimming pool & spa
- Excellent transport links
- Gym
- Orangery







Legacy Building, Embassy Gardens, SW11

Approximate Gross Internal Area
89 sq m / 958 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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 ₂ emissions			
		87	87				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	