



Call our Sales Team on

# 1 Viaduct Gardens

London

**£1,150 Per Week**

A spacious two-bedroom apartment set in the highly sought after Legacy Building within the exclusive Embassy Garden development. The apartment features two double bedrooms and a larger than average living room. The property also features floor to ceiling windows and benefits from underfloor heating.

Residents can benefit from the amazing communal amenities including the swimming pool, gym and spa and private cinema. The development is ideally located close to Vauxhall station and other zone one transport links.

Council Tax Band: Wandsworth - F  
Change of contract fee: £50 including VAT  
Lift access - I Cladding: EWS1 Certificate available  
Holding Deposit - £1,150 (1 weeks rent, subject to agreed offer)

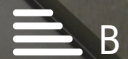
Electricity supply - Mains | Cold Water supply - Mains | Sewerage - Mains | Heating - Communal  
| Internet: Ftp

To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

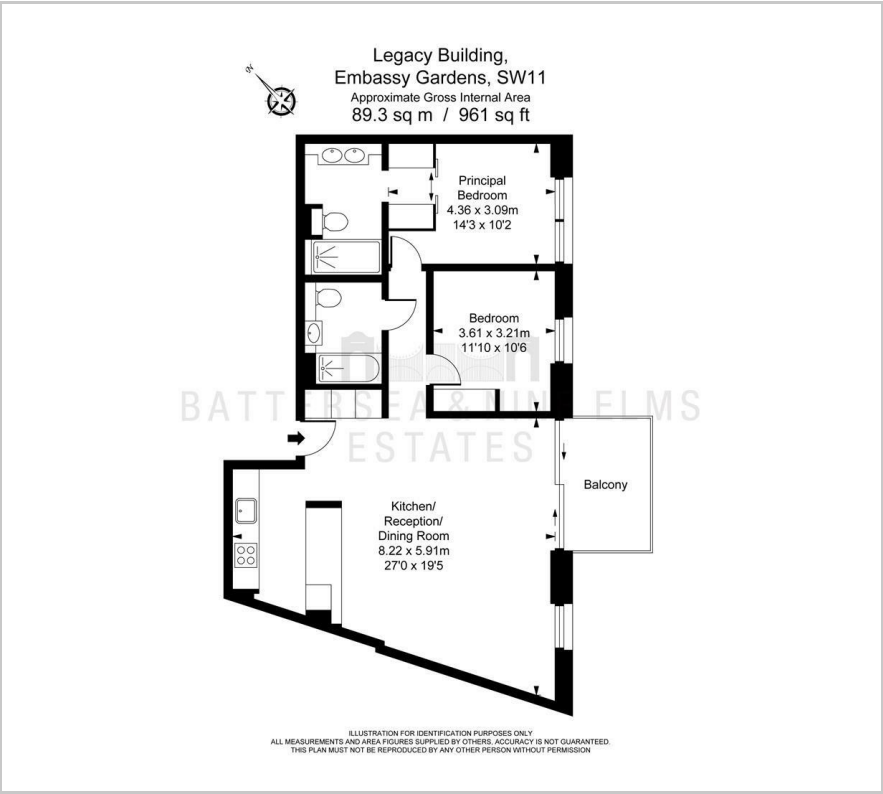
- Two double bedrooms
- Two bathrooms (one en suite)
- Underfloor heating & comfort cooling
- Dishwasher & washing machine / dryer
- 24 Hour concierge

## Viewing

Please contact our Battersea & Nine Elms Estates Office on +44 (0)207 720 6089 if you wish to arrange a viewing appointment for this property or require further information.



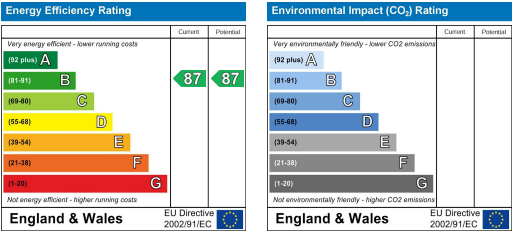
Floor Plan



Area Map



Energy Efficiency Graph



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.