



JESS INCH
ēxp^{uk}

1 Viaduct Gardens, London, SW11 7AY

£850,000

🛏️ 2 🪑 2 🚗 1



Please Quote JI0900 (JI are my initials) For All Enquiries.

A stunning two-bedroom, two-bathroom apartment set within the prestigious Legacy Building at Embassy Gardens. This elegant home offers beautifully designed interiors, with a spacious open-plan reception, dining, and kitchen area, seamlessly flowing onto a private balcony, with views of the sky pool, that floods the space with natural light. The kitchen is thoughtfully designed with sleek cabinetry and high-end integrated appliances, creating the perfect setting for both everyday living and entertaining.

The principal bedroom is a true retreat, featuring a luxurious en-suite with a freestanding bathtub and separate walk-in shower, as well as a walk-in wardrobe for ample storage. The second bedroom is a generous double, served by a contemporary shower room, offering a practical and stylish space for guests or family. This apartment benefits from a premium location, excellent storage, and a layout that maximises space and natural light throughout.

Residents of Legacy Building enjoy access to world-class amenities, including a stunning glass-bottom sky pool suspended 35 metres above ground, an indoor pool, jacuzzi, steam room, health spa with treatment rooms, and a well-equipped gym with yoga and boxing studios. There is also a private cinema for screenings and sports events, the EG Club Lounge for relaxed socialising, and a business centre, library, and private meeting rooms designed for flexible work-life balance. The 24-hour concierge team, based within the Grand Foyer, provide exceptional service, handling deliveries, guest access, and more.

Embassy Gardens is a prime riverside location, home to the US Embassy, an array of shops, restaurants, and a large Waitrose. The development sits alongside the River Thames, with 4.5 hectares of green space in the Linear Park, offering a perfect setting for walks, cycling, or simply enjoying the surroundings. Transport connections are excellent, with Underground and mainline services providing easy access to central London in minutes, and Thames Clipper services offering a scenic route to Canary Wharf. Westminster and King's Road, Chelsea are within easy walking or cycling distance, while Heathrow and Gatwick airports can be reached in under an hour.



Embassy Gardens

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft

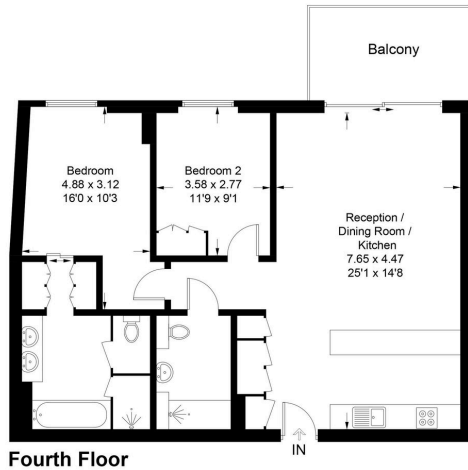


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

- Please Quote JI0900 (JI are my initials) For All Enquiries
- Open-plan reception, dining, and kitchen area with floor-to-ceiling windows
- Master bedroom suite with walk-in wardrobe, freestanding bath, and separate shower
- Access to world class amenities: sky pool, indoor pool, gym, spa, private cinema, and more
- Prime riverside location with Linear Park, restaurants, shops, and a large Waitrose
- Two-bedroom, two-bathroom apartment in the prestigious Legacy Building at Embassy Gardens
- Bright balcony providing outdoor space and natural light
- Modern kitchen with integrated appliances and sleek design
- 24-hour concierge service based within the Grand Foyer
- Excellent transport links to central London, airports, and Thames Clipper services

