



1 Viaduct Gardens London

£1,050 Per Week

A luxury two bedroom apartment set within the sought after Legacy Building of Embassy Gardens. Featuring a large private balcony, this spacious apartment offers two double bedrooms, two bathrooms and an open plan kitchen / reception room. With floor to ceiling windows the property boasts oak flooring, natural granite work tops, broadloom carpeting as well as thermostatically controlled comfort cooling in living areas and underfloor heating.

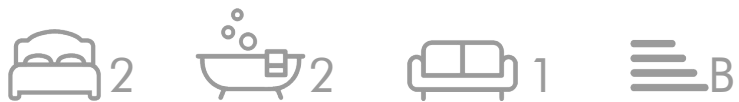
The development also offers wonderful communal facilities including the Sky Pool and Deck, Orangery restaurant, private gym and spa as well as excellent zone one transport links.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1,050 (1 weeks rent, subject to agreed offer)

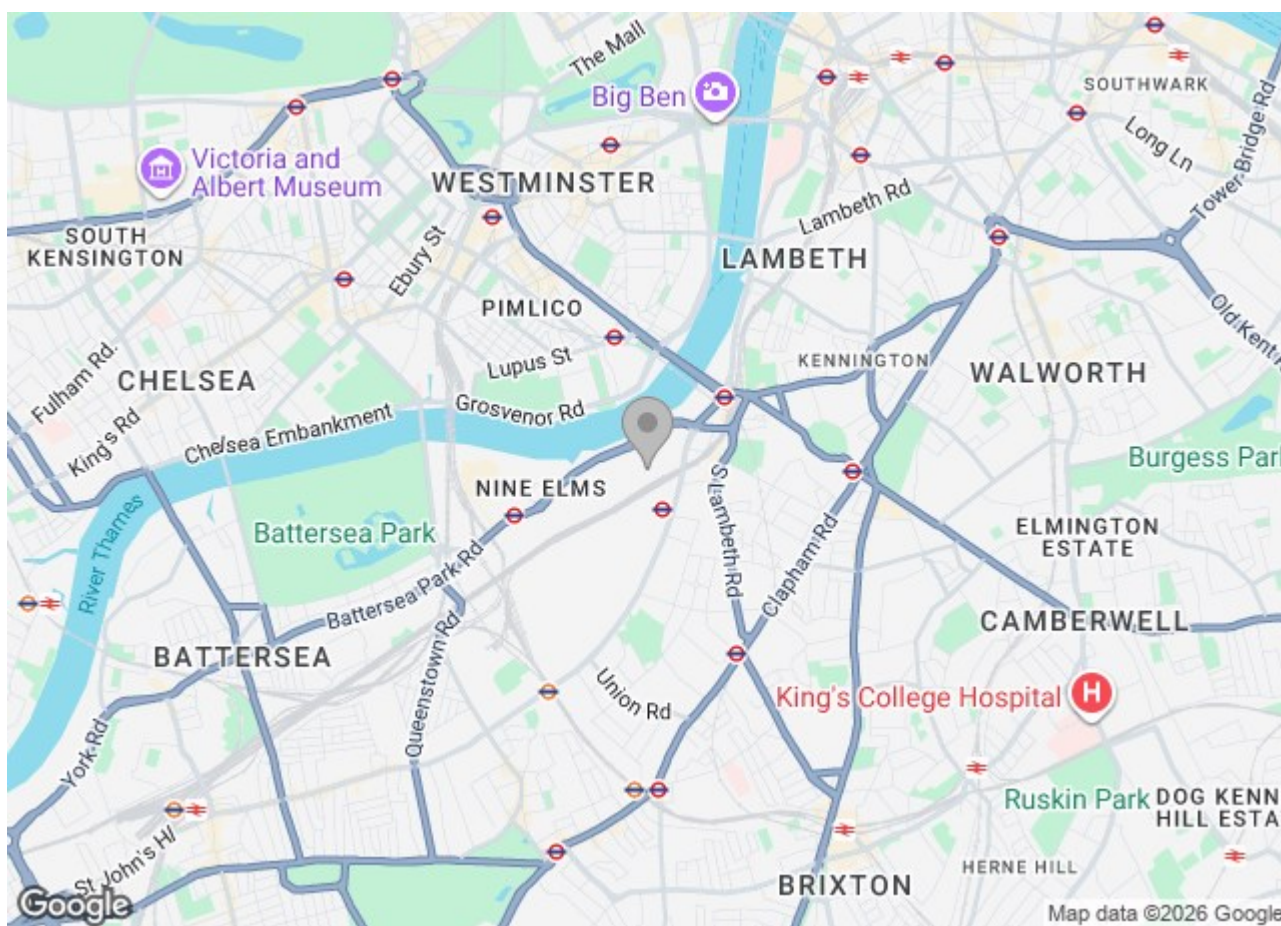
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp |

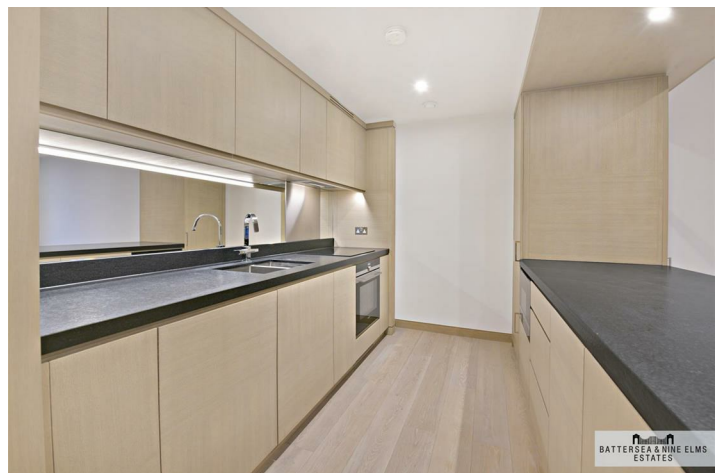
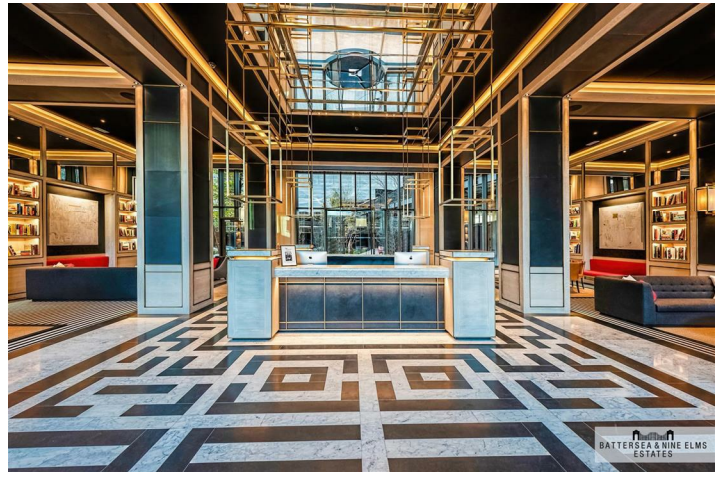
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website - Planning & Building Control

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- Two bedroom
- Two bathroom
- Comfort cooling & underfloor heating
- Indoor swimming pool
- Residents sky pool, deck & orangery
- Residents gymnasium
- Moments to Vauxhall & Nine Elms Stations
- 24 Hour concierge
- Dishwasher & combination washer dryer





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

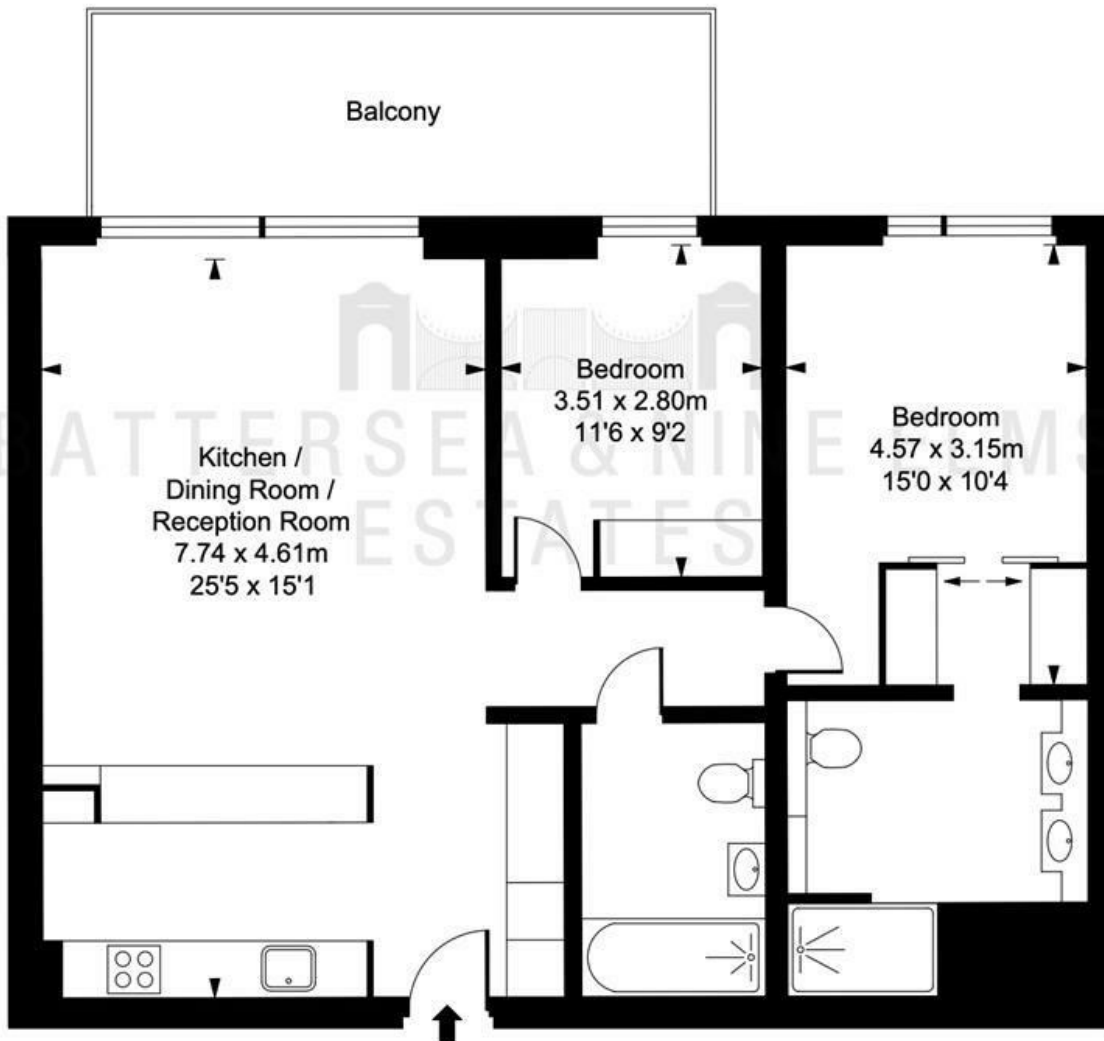


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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