

## 1 Viaduct Gardens London

A stunning one bedroom apartment set within the sought after Legacy Building part of the exclusive Embassy Gardens development. The property features an open plan living and kitchen area with a Juliette balcony, oak flooring and floor to ceiling windows. The bathroom includes a free standing solid bath tub with granite vanity tops and underfloor heating.

Residents can benefit from the wonderful communal facilities including the residents gym, swimming pool and private cinema as well as the incredible Sky Pool. The development is also ideally located close to Vauxhall & Nine Elms stations.

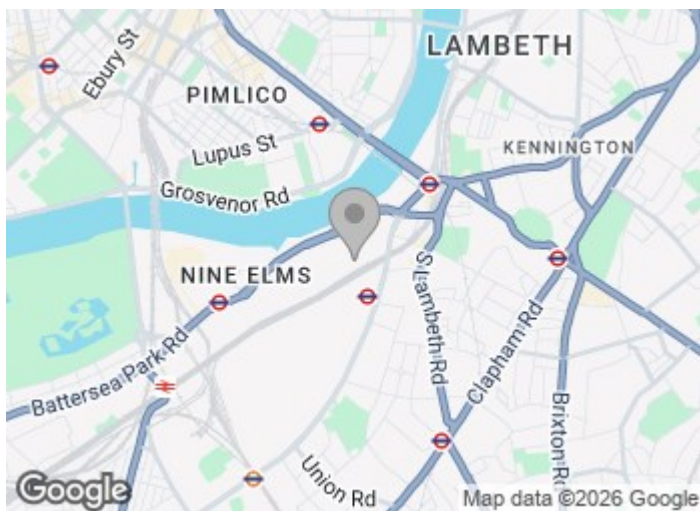
Council Tax Band: Wandsworth - E

**£800 Per Week**

# 1 Viaduct Gardens London



- One bedroom
- One bathroom
- Juliette balcony
- Swimming pool
- Gym and spa
- Residents cinema
- Excellent transport links



[Directions](#)



## Legacy Building, Embassy Gardens, SW11

Approximate Gross Internal Area  
56.50 sq m / 608 sq ft

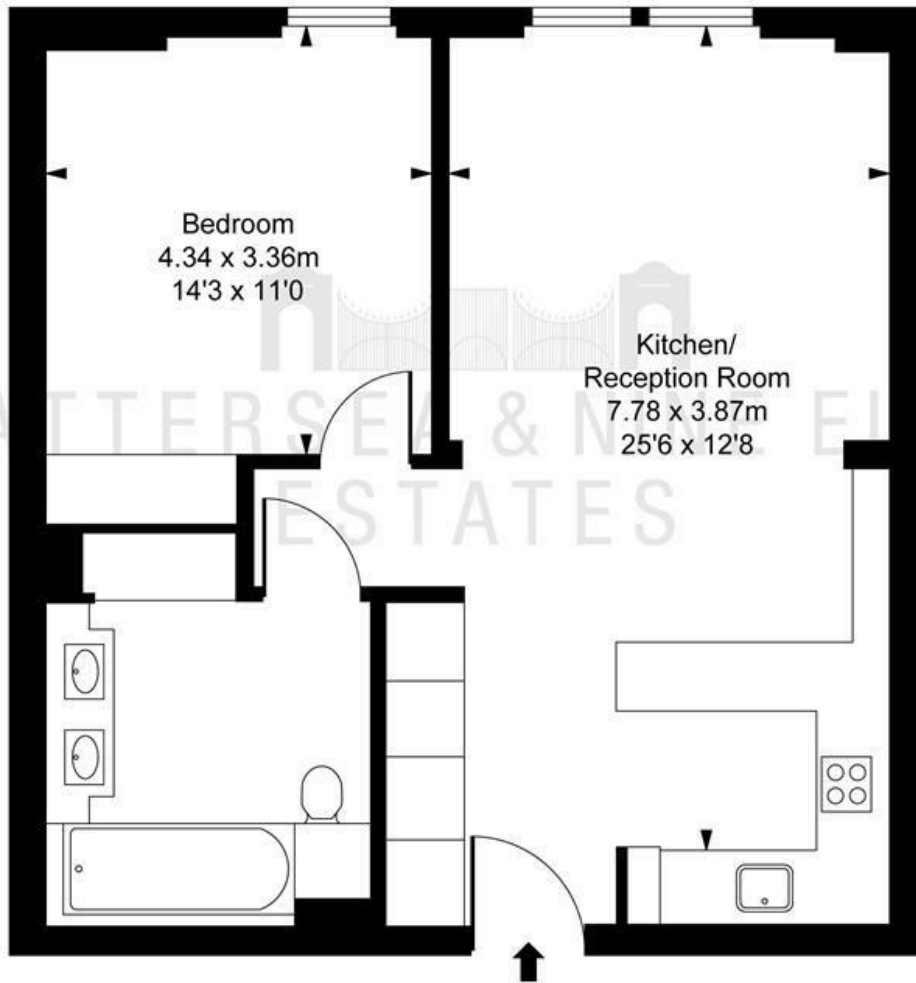


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           | (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |
|   |  | 84                      | 84        |   |  | 94                      | 94        |