



**BATTERSEA & NINE ELMS  
ESTATES**

Call our Lettings Team on  
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## 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: Ftp |

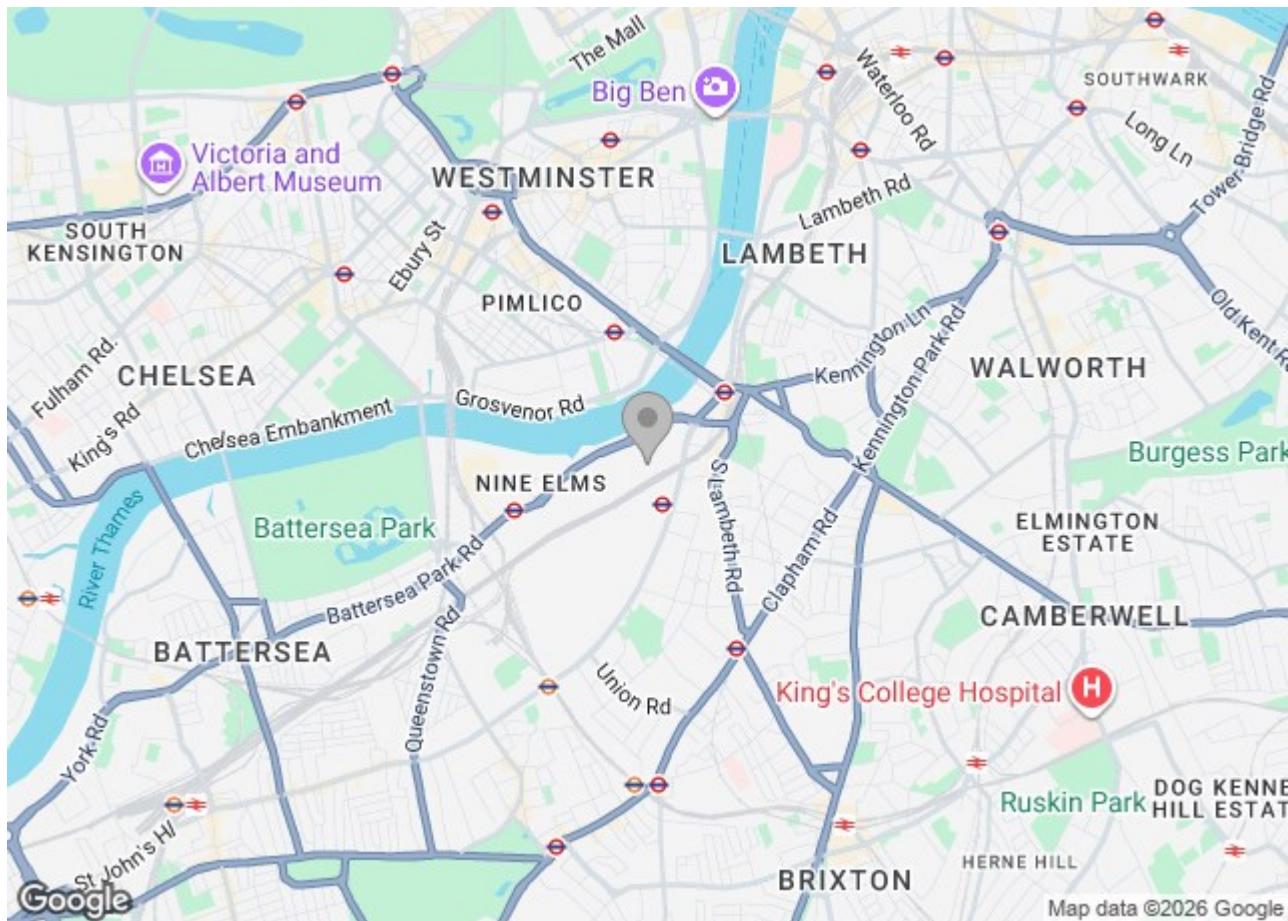
To check broadband and mobile phone coverage please visit Ofcom.

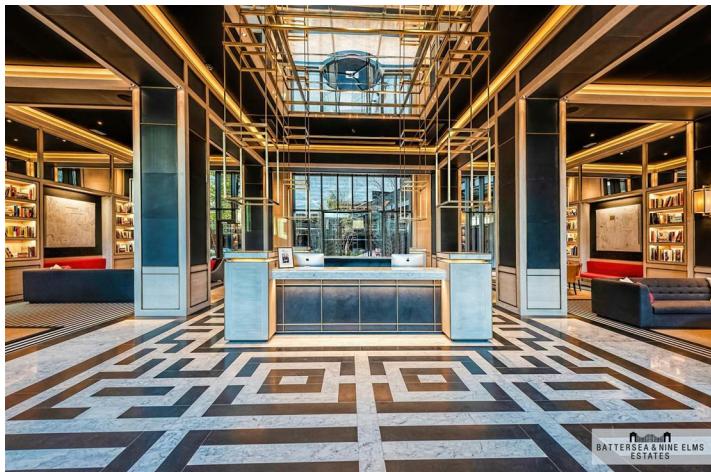
To check planning permission please visit Wandsworth Council Website - Planning & Building Control

# 1 Viaduct Gardens London



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





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

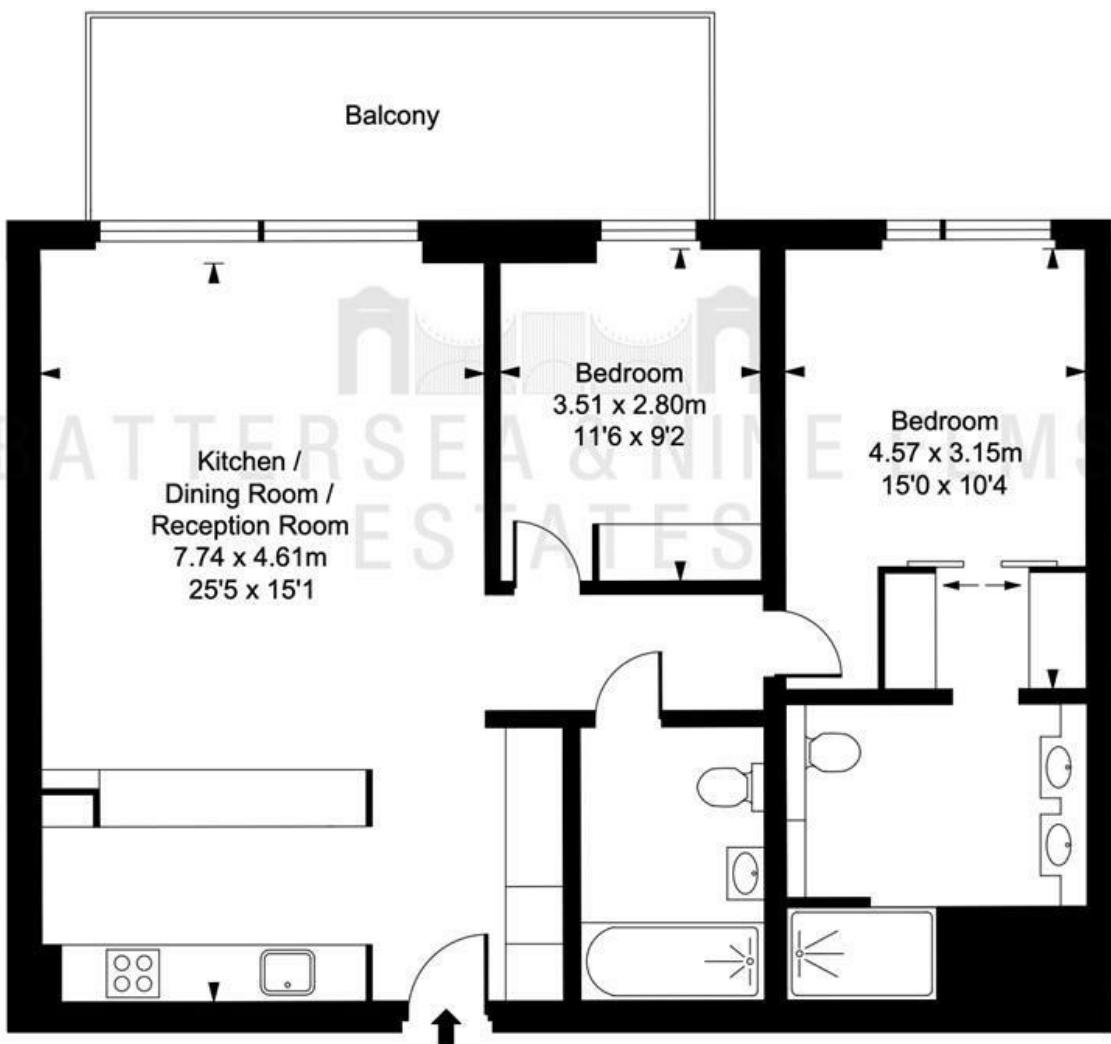


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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