



## 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)

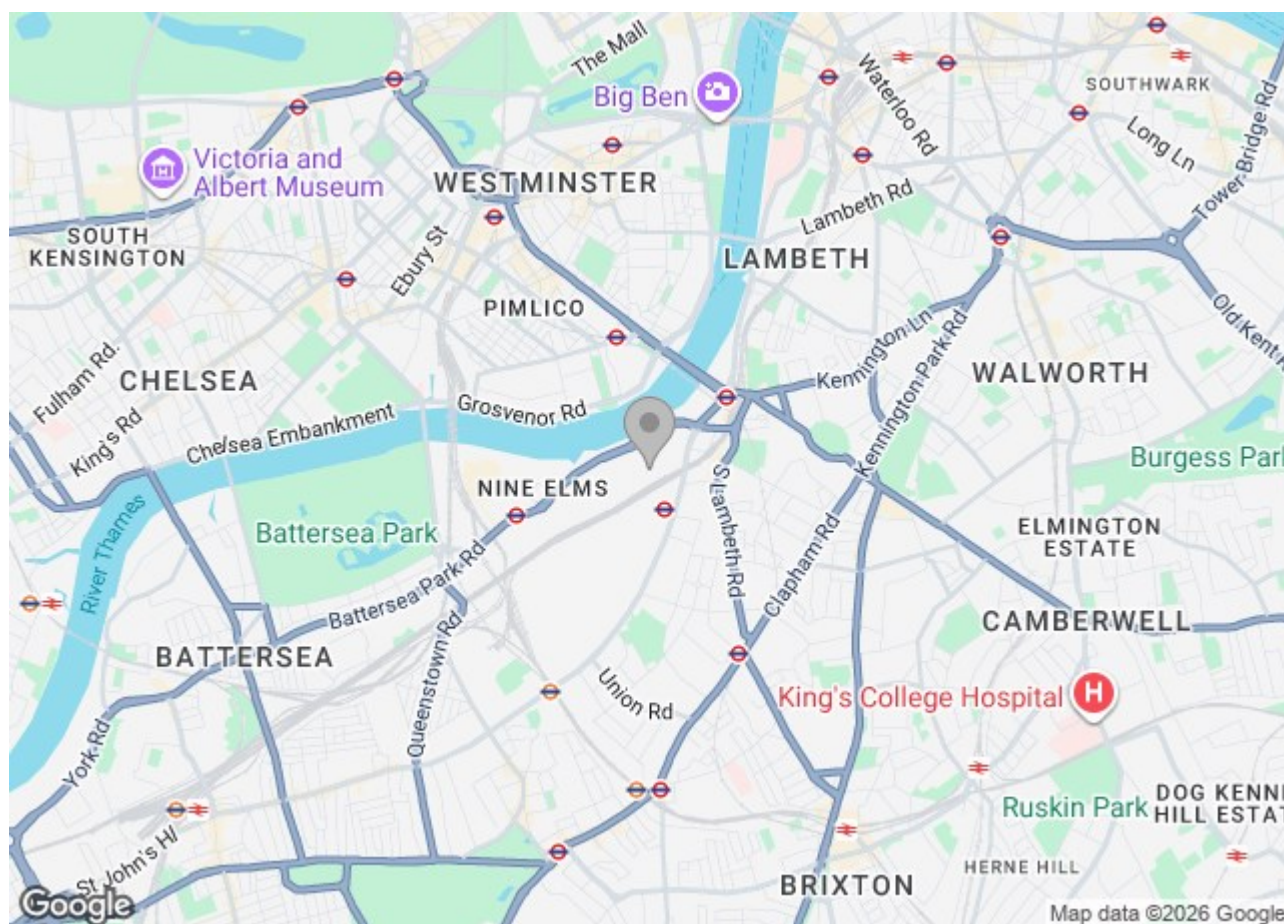
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP |

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

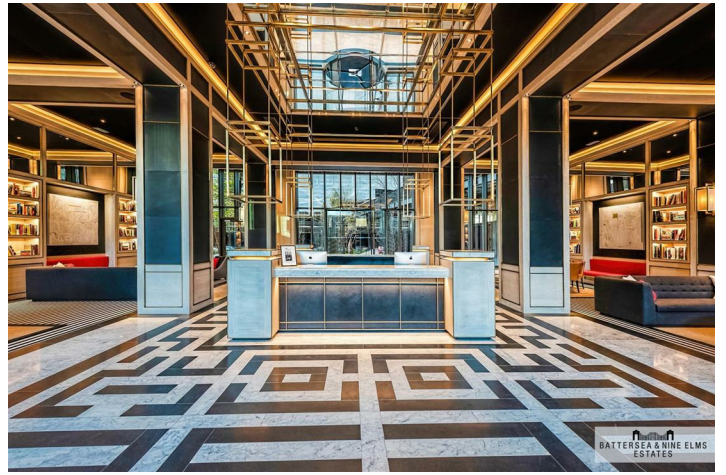
# 1 Viaduct Gardens London



- 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

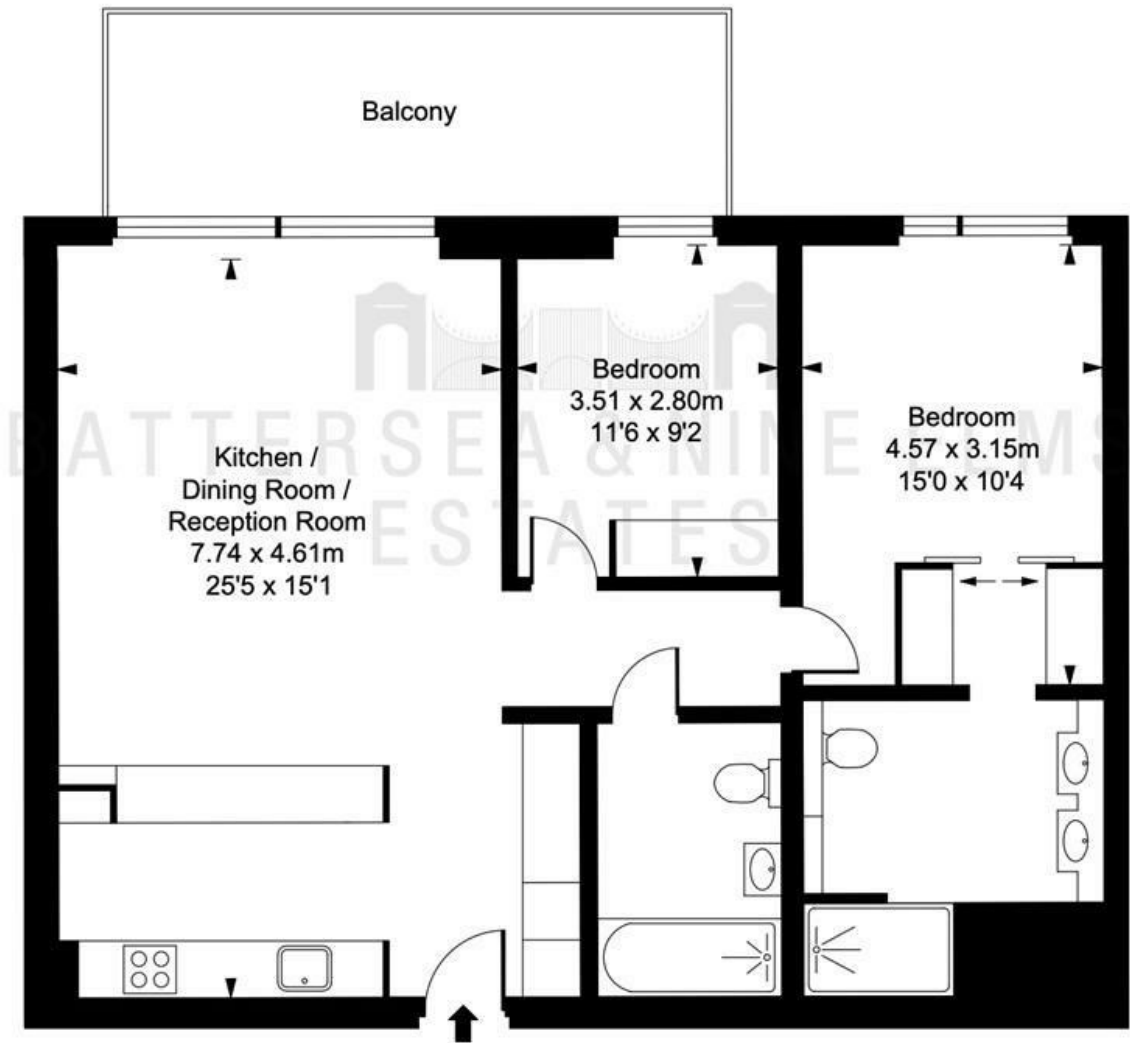


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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