




**BATTERSEA & NINE ELMS
ESTATES**



1 Viaduct Gardens London

£1,100 Per Week

A stunning two bedroom two bathroom apartment to rent in Embassy Gardens, located moments away from Nine Elms and Vauxhall stations. Luxuriously designed, the property features a private balcony with views towards the US Embassy and the River Thames. Finished to the highest level with beautiful oak flooring as well as black granite vanity tops in bathrooms. The apartment also offers fully integrated Siemens appliances including wine cooler, fridge freezer and dishwasher.

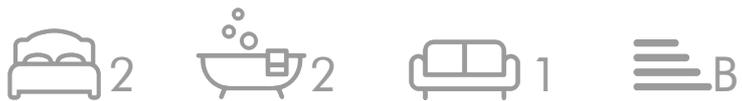
Additionally the tenants will have access to all facilities that Embassy Gardens has to offer including the Sky Pool, gym, cinema room and 24 hour concierge.

Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Council Tax - Wandsworth - F
Holding Deposit £1,100 (1 weeks rent)

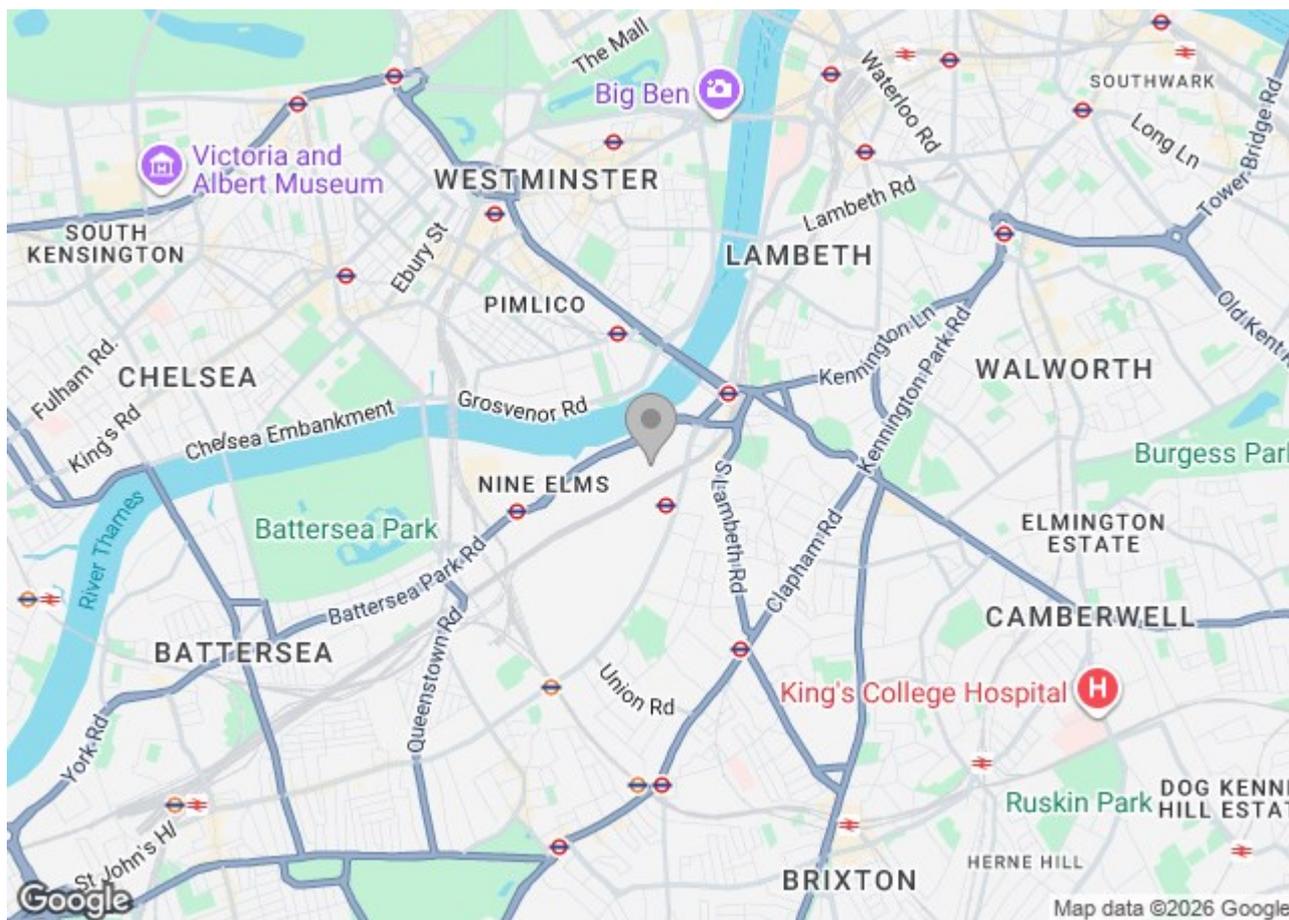
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

1 Viaduct Gardens London



- Two double bedrooms
- 24 hour concierge
- Residents cinema and meeting rooms
- Two bathrooms (one en suite)
- Residents' gymnasium & indoor swimming pool
- Comfort cooling & underfloor heating
- Private balcony
- Sky pool, sky deck and Orangery





Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
90 sq m / 969 sq ft

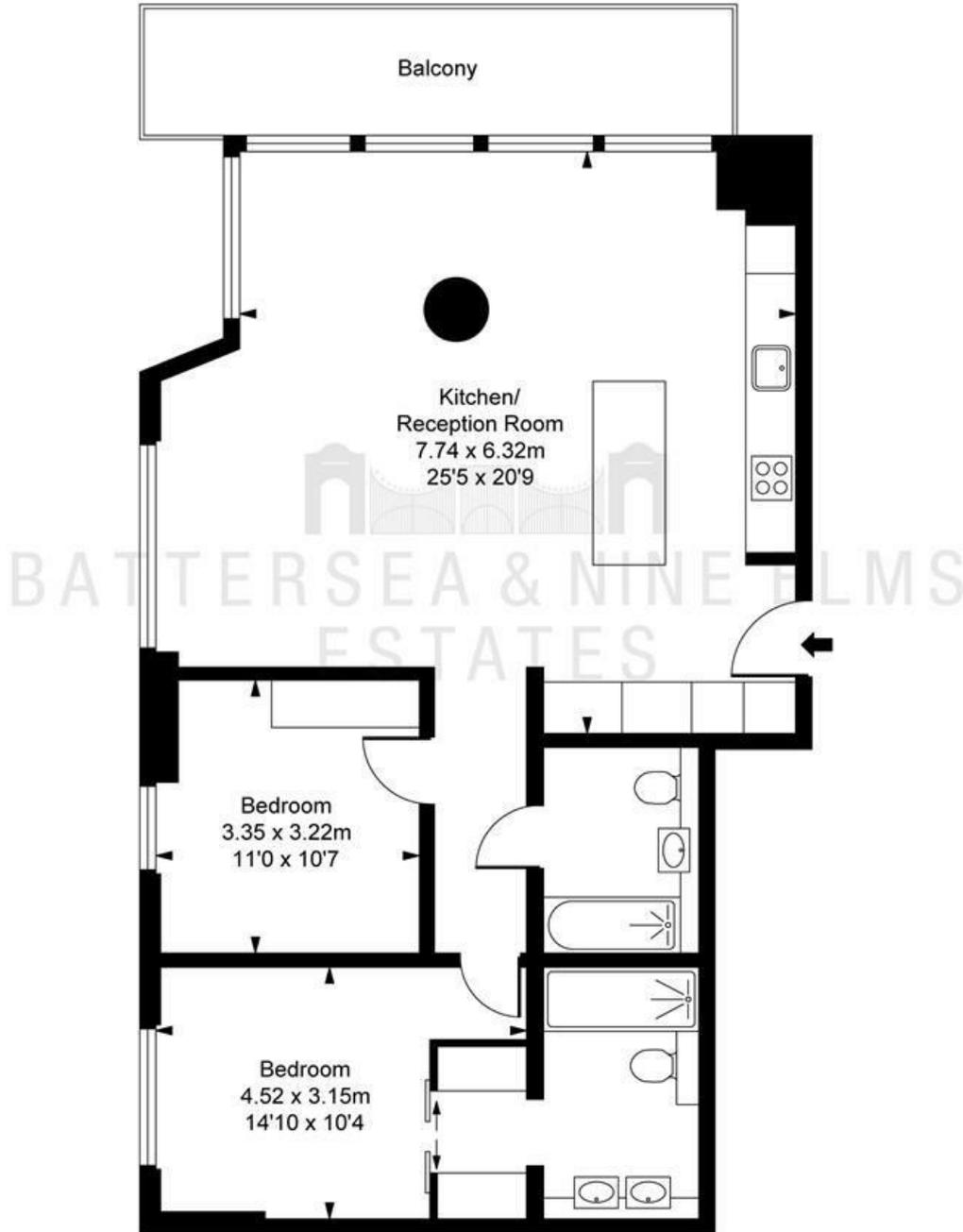


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

