



Legacy Building  
1 Viaduct Gardens, SW11

CHESTERTONS





Perched on the 13th floor of the prestigious Legacy Building, this exceptional apartment has been finished to an outstanding standard throughout.

The property features a spacious and beautifully bright open-plan kitchen and living area, opening onto a private sunny balcony with impressive views across the development's iconic Sky Pool and the wider Nine Elms skyline. The generous double bedroom benefits from fitted wardrobes, while the apartment itself has been immaculately maintained and remains in superb condition.

Residents of Embassy Gardens enjoy access to some of London's finest lifestyle facilities. Designed with luxury in mind, the Legacy Building offers a 24-hour concierge, private cinema screening room, residents' library and lounge, business suite, dry-cleaning service, yoga studio, two fully equipped gymnasiums, an indoor swimming pool, and the world-famous Sky Pool.

The surrounding area provides an excellent selection of amenities, including the renowned Darby's restaurant, District coffee shop, The Alchemist cocktail bar, and a large Waitrose supermarket, all conveniently located within Embassy Gardens.

Transport connections are exceptional, with both Nine Elms and Battersea Power Station Northern line stations just a short walk away. Vauxhall Station is also easily accessible via the newly created green spaces connecting the neighbourhood to Vauxhall, providing excellent links across London and beyond.

- One bedroom
- 610sq ft
- 13th floor
- Large private balcony
- Great views
- Chain free

Asking Price £850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

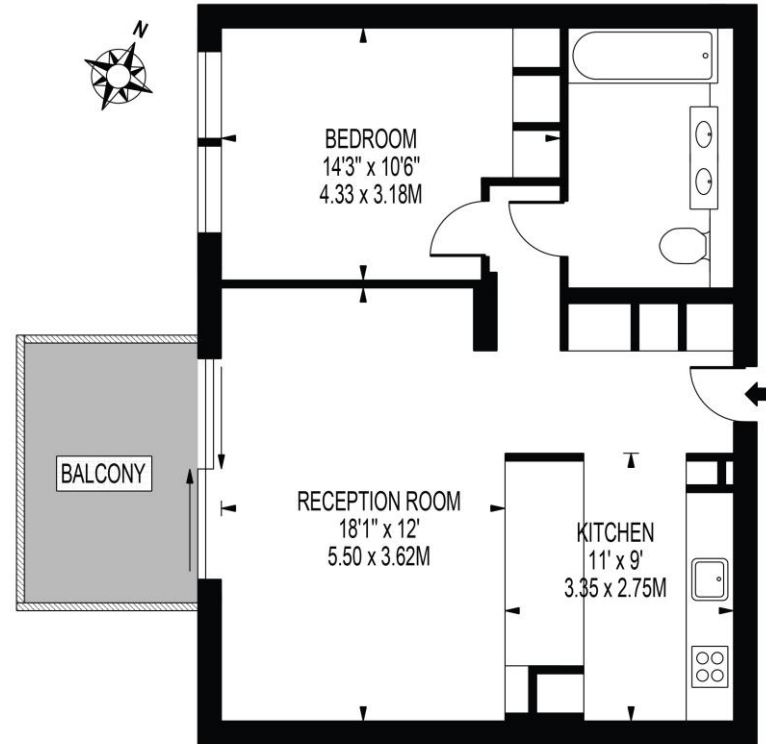
**Tenure:** Leasehold 984 years  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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## LEGACY BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 610 SQ FT - 56.70 SQ M



### THIRTEENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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