



## Legacy Building, Embassy Gardens, SW1 Asking Price £1,380,000

Set within the sought-after Legacy Building at Embassy Gardens, this beautifully presented three-bedroom, two-bathroom apartment offers contemporary riverside living in one of Nine Elms' most prestigious developments.

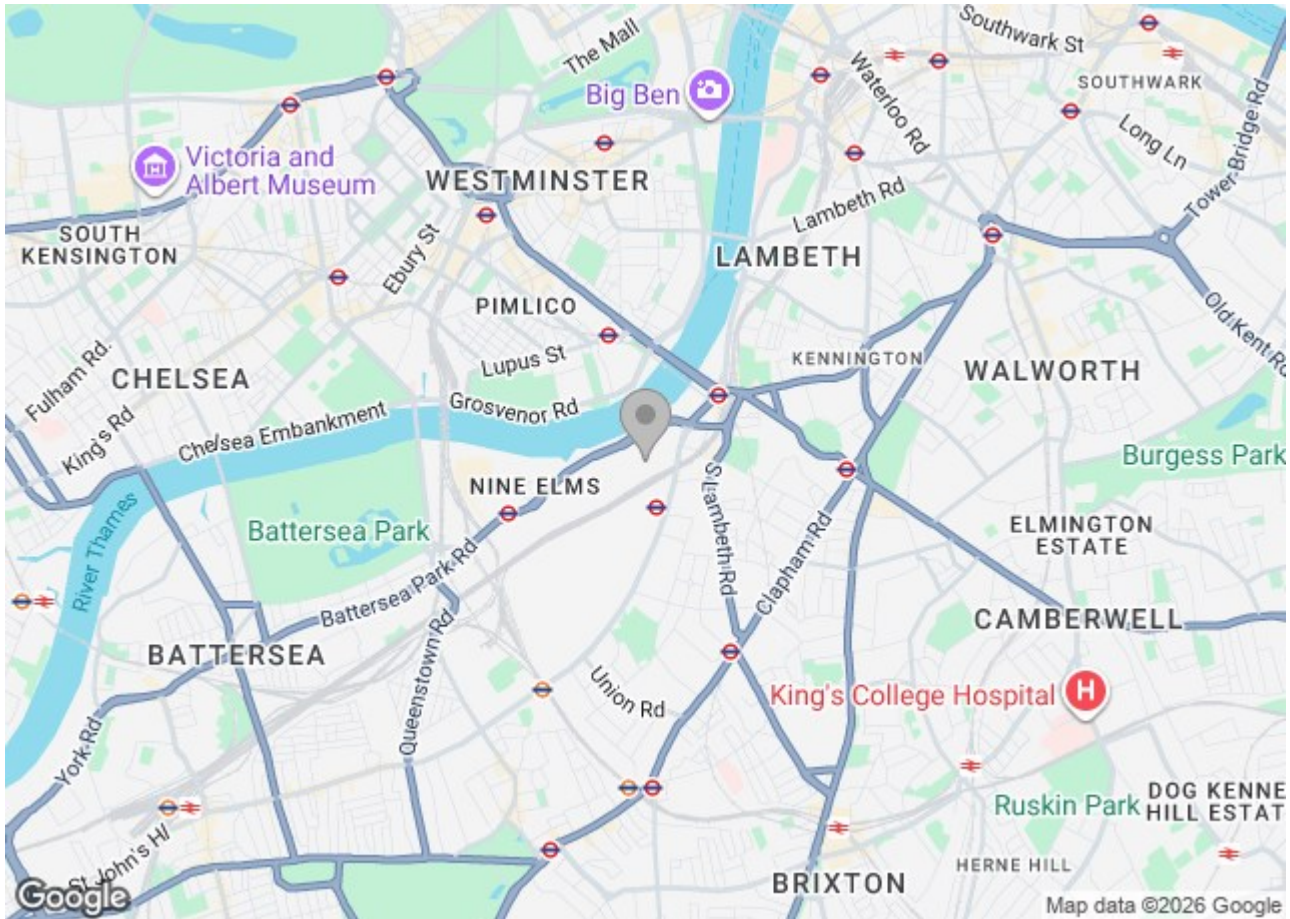
The apartment features a bright and spacious open-plan kitchen, reception and dining area, designed for both comfortable living and entertaining. Floor-to-ceiling windows frame exceptional views across the iconic US Embassy and towards the River Thames, filling the home with natural light throughout the day. A private terrace provides the perfect setting to relax and enjoy the striking skyline outlook.

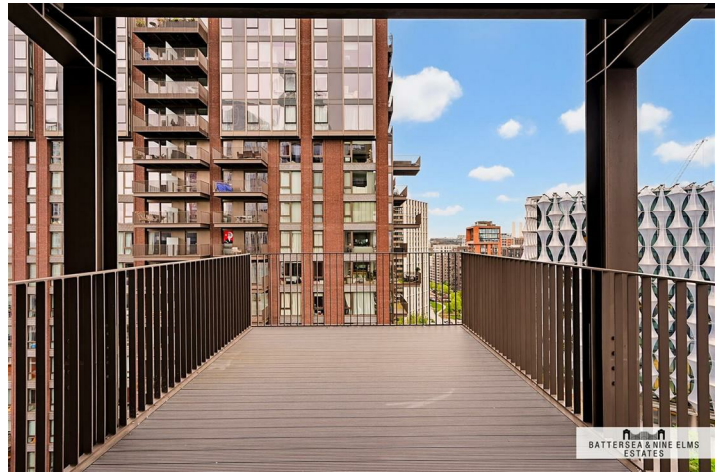
The principal bedroom benefits from fitted storage and an en-suite bathroom, while two further bedrooms offer excellent flexibility for guests, family living or home working. A stylish family bathroom and separate utility area complete the accommodation.

Residents of Embassy Gardens enjoy access to world-class amenities, including 24-hour concierge, residents' gym, swimming pool, spa facilities, landscaped gardens and exclusive residents' lounges. The apartment also benefits from secure parking.

Perfectly positioned in the heart of Nine Elms, Legacy Building is moments from the River Thames, Battersea Power Station, excellent transport links and a vibrant selection of restaurants, cafés and shops.

# 1 Viaduct Gardens London





Floor Plan

**Legacy Building,  
Viaduct Gardens, SW11**  
Approximate Gross Internal Area  
**98.53 sq m / 1,061 sq ft**

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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