



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	



CN455 Flat D57, Legacy Building 1 Viaduct Gardens, London, SW11 7AY

£950 Per Week

# Legacy Building 1 Viaduct Gardens, London SW11 7AY

\*\*\* Please quote reference JC2309737 when contacting the office \*\*\*

A stunning two-bedroom apartment in the Embassy Gardens.

The apartment offers an open plan dining/reception room with access to your own private balcony, kitchen with built-in appliances, a generous principal bedroom with built-in wardrobes and en-suite shower room, further double bedroom and family bathroom. Residents benefit from 24 hour concierge, swimming pool, residents' gym and cinema. Embassy Gardens is located in the heart of Nine Elms, a short walk from Vauxhall Station and Battersea Power Station. Viewing is highly recommended and an appointment can be made upon 24 hours notice.



Council Tax Band:

