

## Viaduct Gardens London

**£975 Per Week**

Luxury two bedroom, two bathroom apartment situated in the sought after Legacy Building in Embassy Gardens. This stunning property offers over 800 sq ft of living space and briefly comprises of; two double bedrooms with the main bedroom benefiting from a private three piece en-suite and built in storage, a modern family bathroom, a spacious open plan living/kitchen with integrated appliances and a balcony.

Featuring contemporary design and style the property offers floor to ceiling windows throughout, a private balcony over looking the communal courtyard, underfloor heating & comfort cooling.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall station.

Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Council Tax Band: Wandsworth - F  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

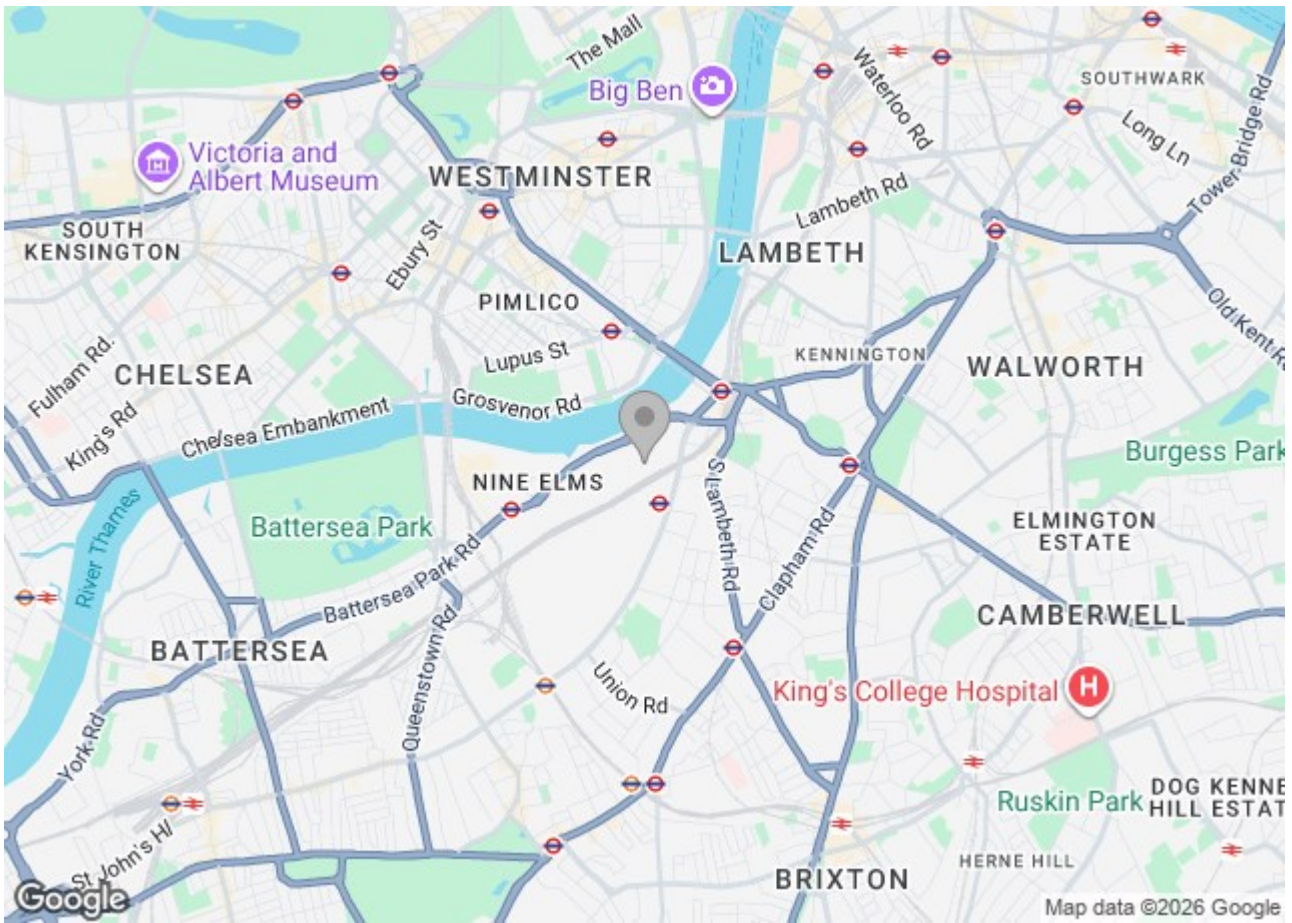
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP  
| Lift Access

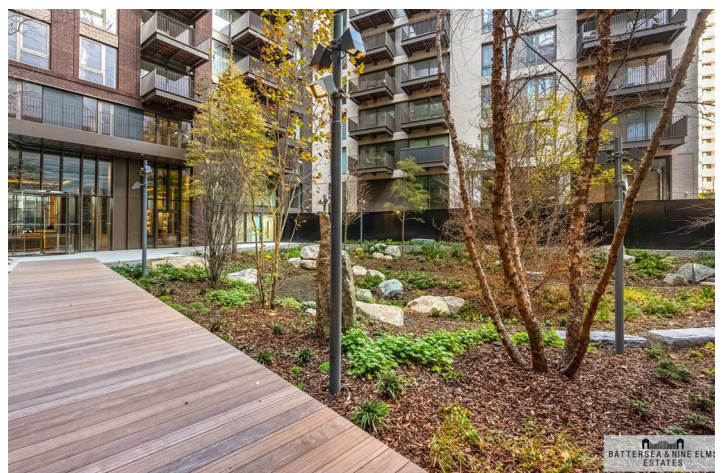
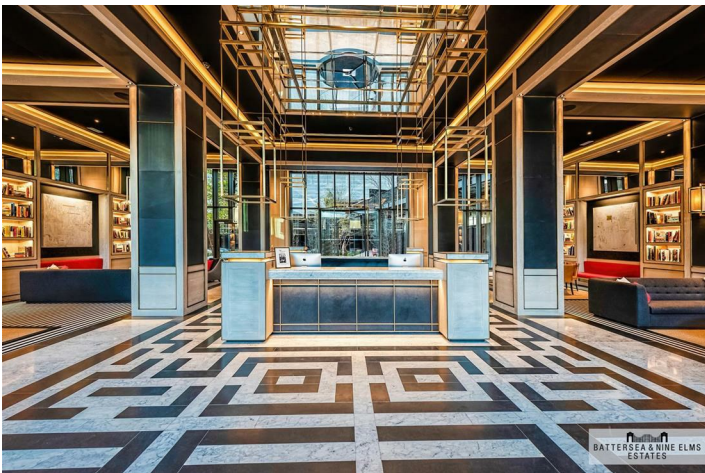
To check broadband and mobile phone coverage please visit Ofcom.

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- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Moments to Vauxhall Station
- Residents gym & swimming pool
- Residents cinema suite
- Residents lounge & meeting rooms





Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
76.8 sq m / 827 sq ft

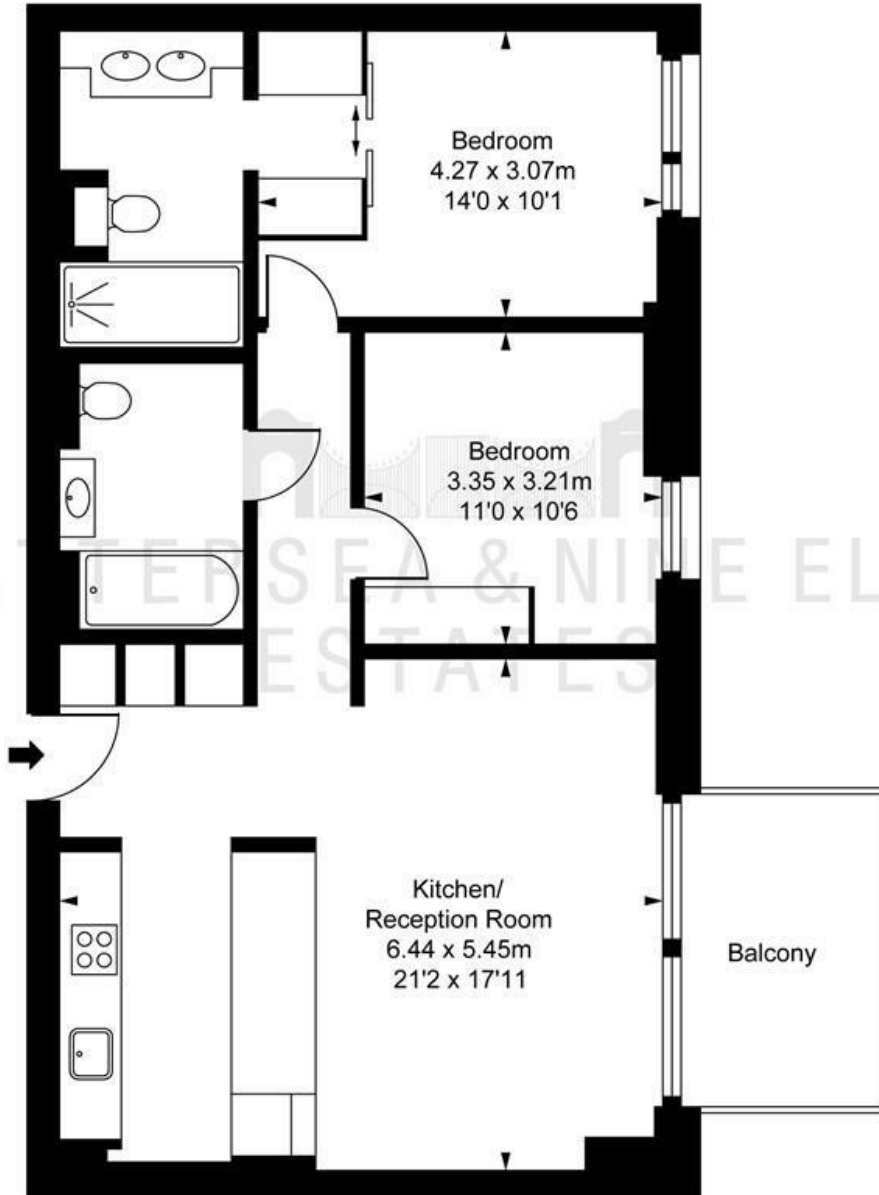


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