

## Legacy Building, Embassy Gardens

**Asking Price £950,000**

A spacious two bedroom apartment set in the highly sought after Legacy Building within the exclusive Embassy Garden development. The apartment features two double bedrooms and a larger than average living room. The property also features floor to ceiling windows and benefits from underfloor heating.

Residents can benefit from the amazing communal amenities including the swimming pool, gym and spa and private cinema. The development is ideally located close to Vauxhall station and other zone one transport links

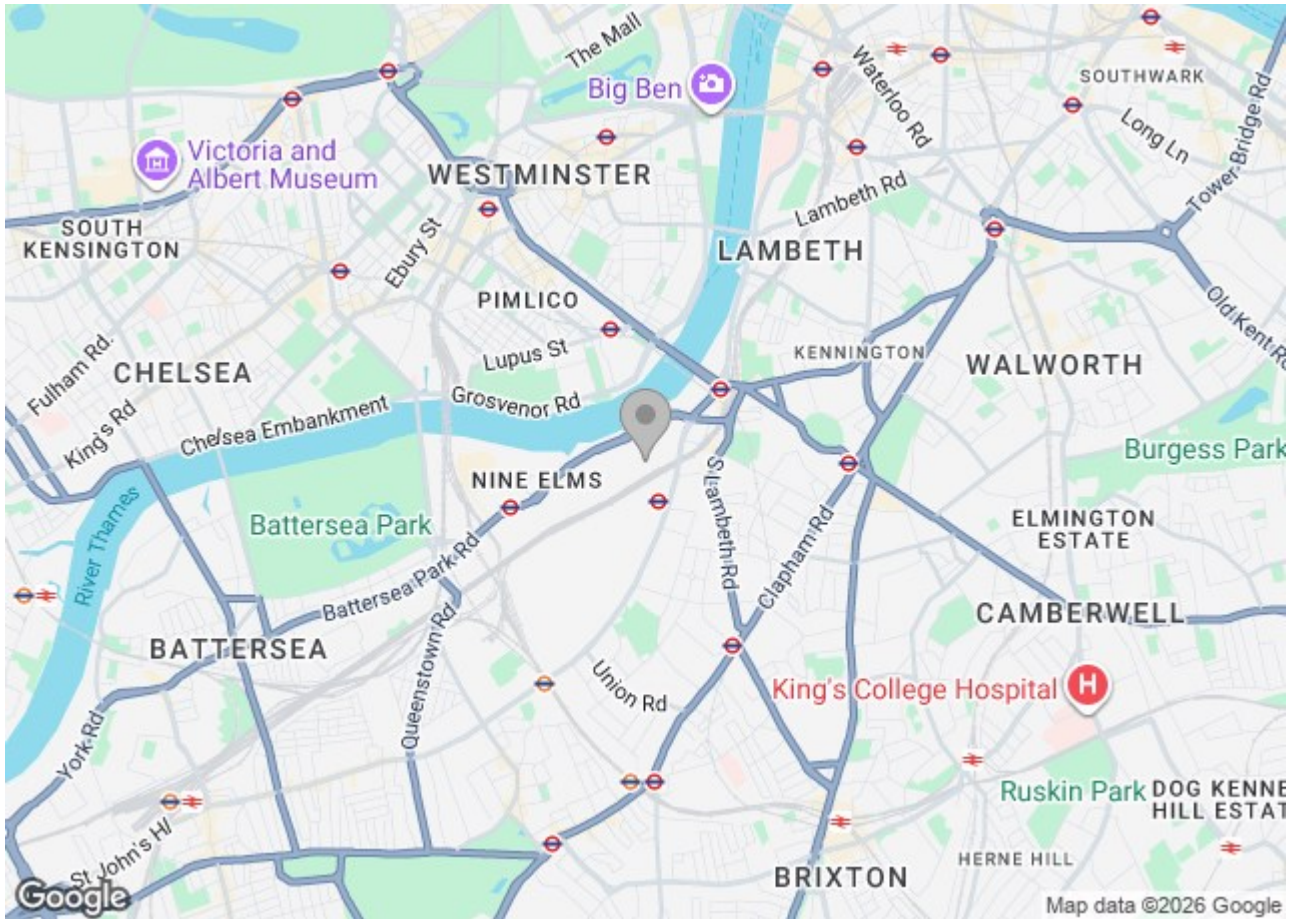
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre | No parking available

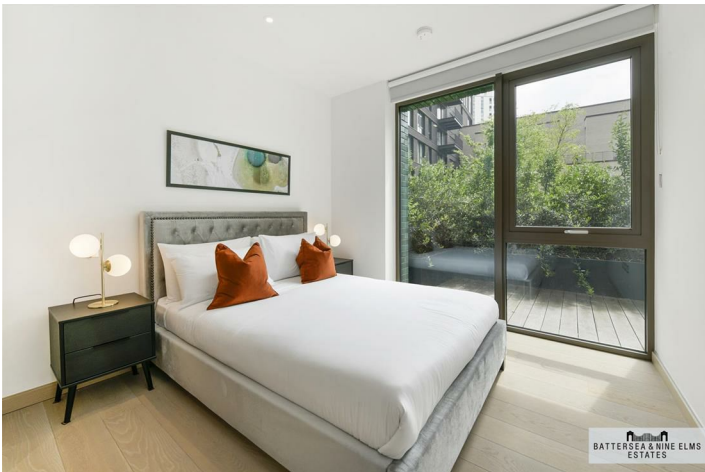
To check broadband and mobile phone coverage please visit Ofcom.

# 1 Viaduct Gardens London



- Two bathrooms (one en suite)
- Underfloor heating
- 24 Hour concierge
- Residents gym
- Comfort cooling





Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
89.30 sq m / 961 sq ft

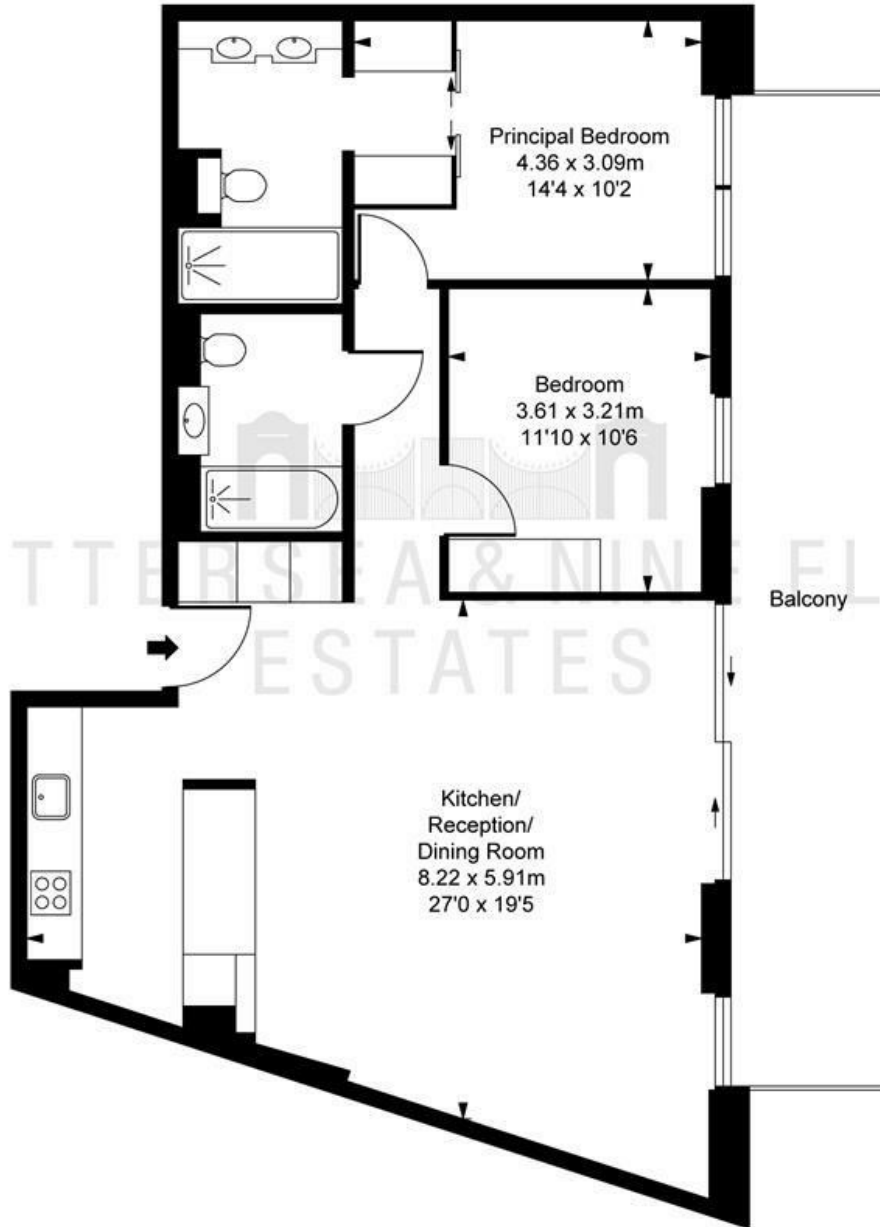


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
	(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>84</b>	<b>84</b>				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	