

1 Viaduct Gardens London

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

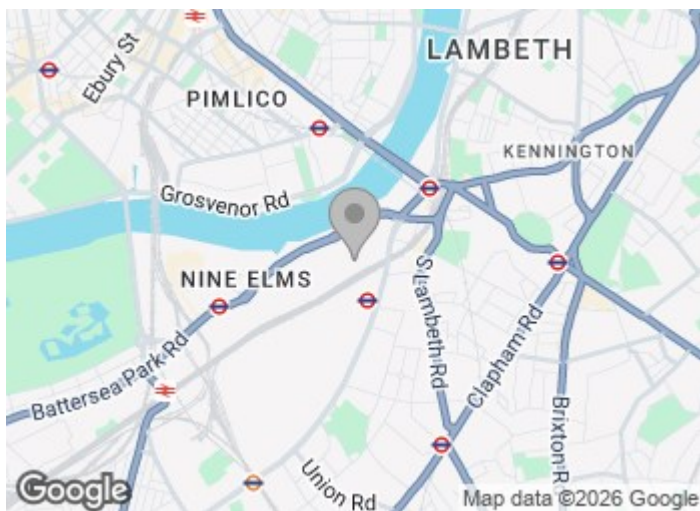
To check broadband and mobile phone coverage please visit Ofcom.

£950,000

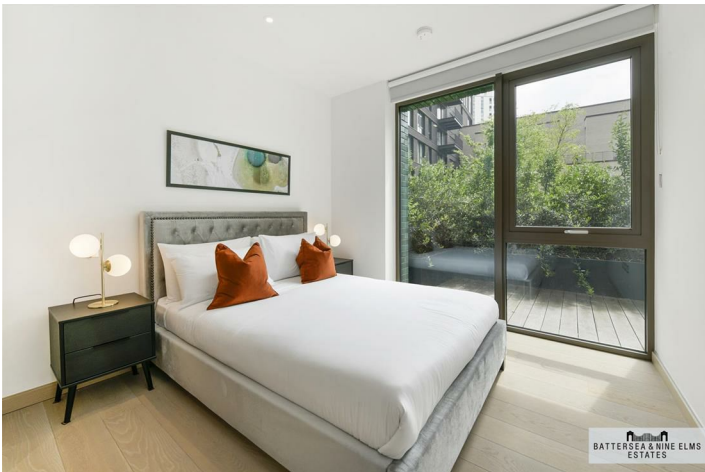
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- Two bathrooms (one en suite)
- Underfloor heating
- Residents gym
- Comfort cooling
- 24 Hour concierge



[Directions](#)



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

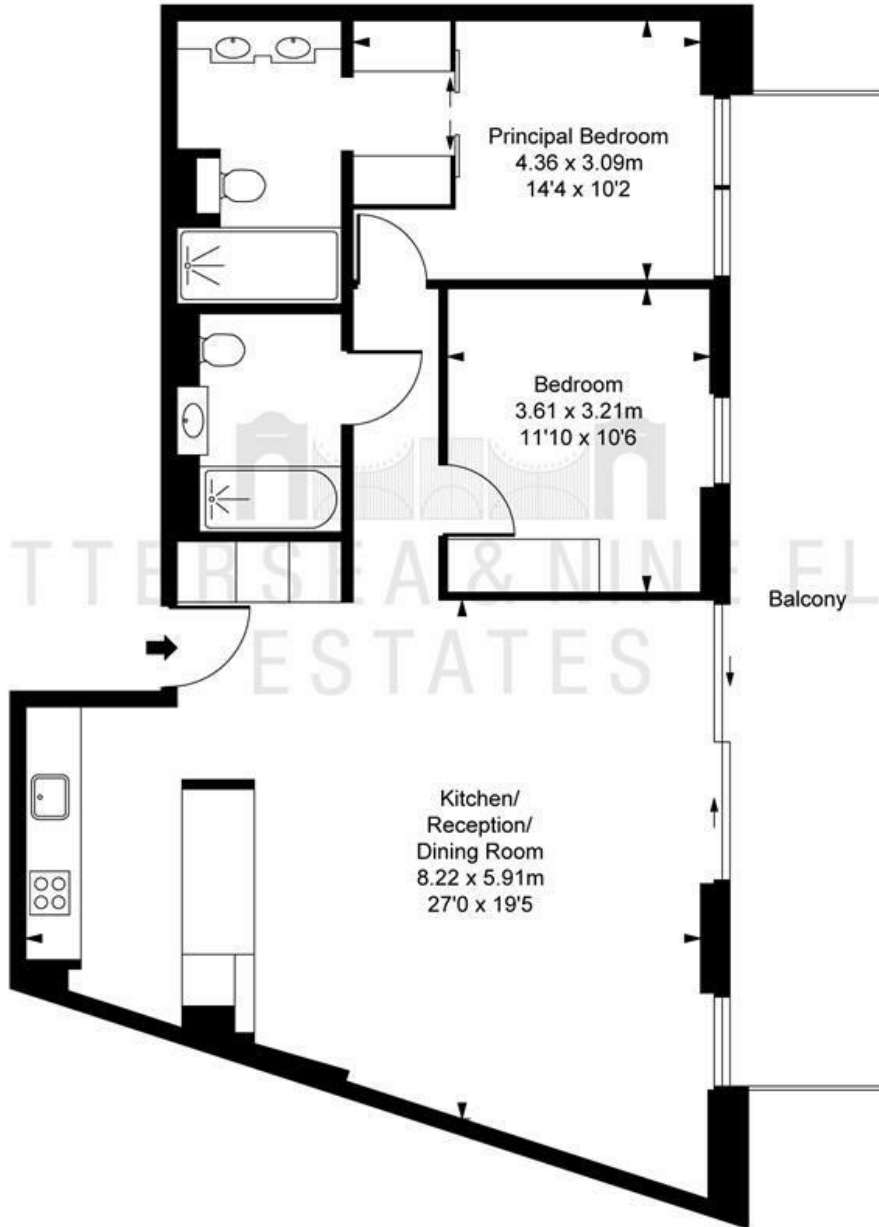


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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