



## Legacy Building, Embassy Gardens

**Asking Price £825,000**

Battersea & Nine Elms Estates is proud to present this high-spec two bedroom, two bathroom apartment situated within the luxurious Legacy Building, Embassy Gardens.

The open-plan layout boasts bright and airy living space finished to the highest of standards, with sleek flooring and contemporary fixtures. The well-sized bedrooms are perfect for restful nights, while the spacious bathrooms offer both style and functionality.

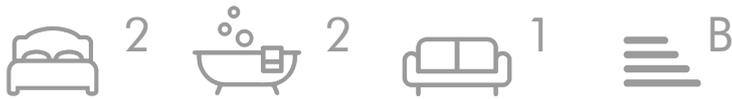
Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to premium retail, dining, and leisure options at Battersea Power Station, alongside excellent transport links to central London via the Nine Elms and Vauxhall stations, this apartment offers an unrivalled lifestyle in an iconic location.

Approx. 985 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. Ask Agent  
Service charge review period: N/A  
Council tax band: F (Wandsworth Council)

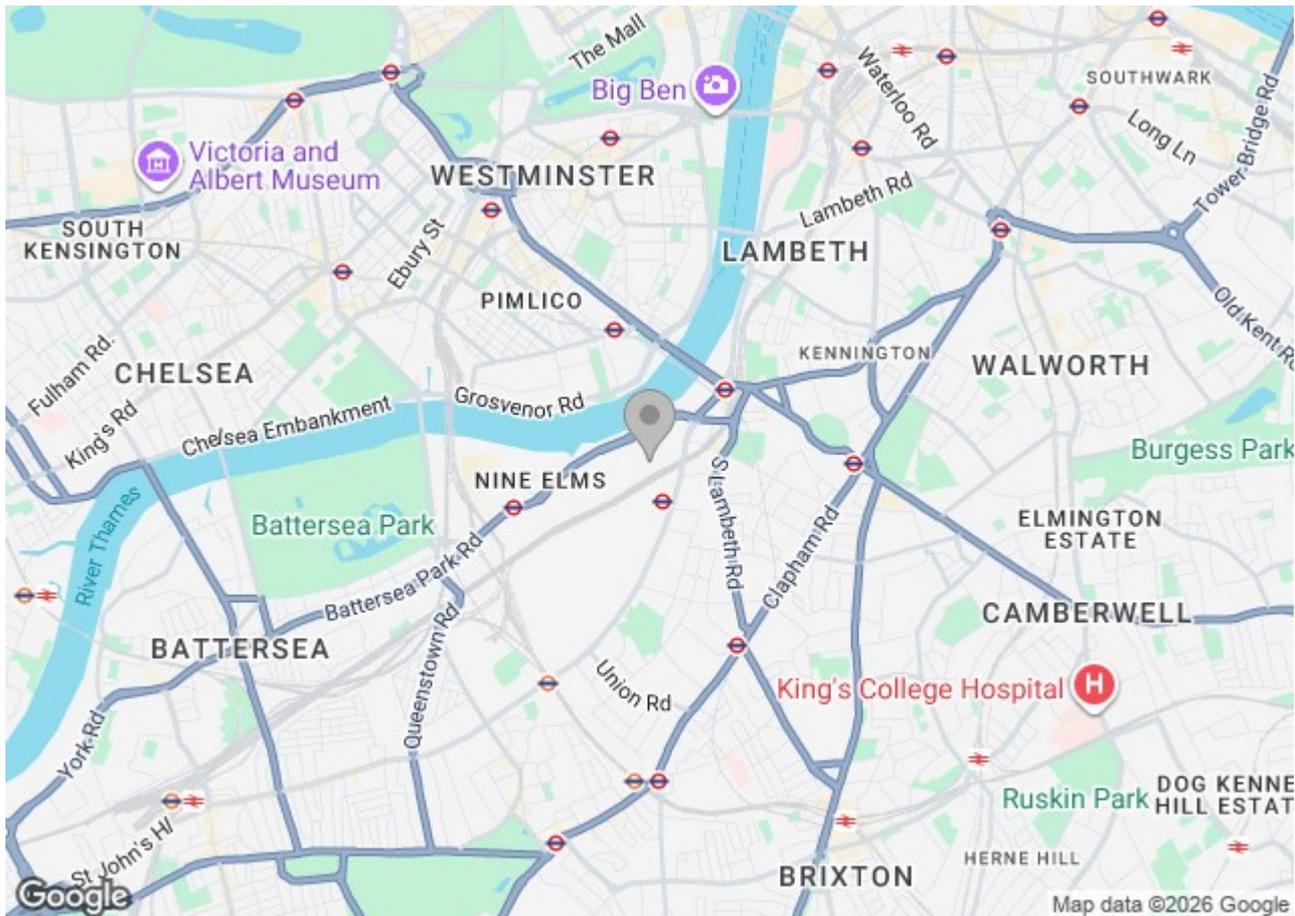
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



- Two Bedrooms
- Sky Pool & Orangey
- Cinema Room
- Two Bathrooms
- Fully-Equipped Gym
- 24-hour Concierge
- Private Balcony
- Zone 1 Transport Links
- Additional Indoor Pool





Legacy Building,  
Viaduct Gardens, SW11  
Approximate Gross Internal Area  
74.5 sq m / 802 sq ft

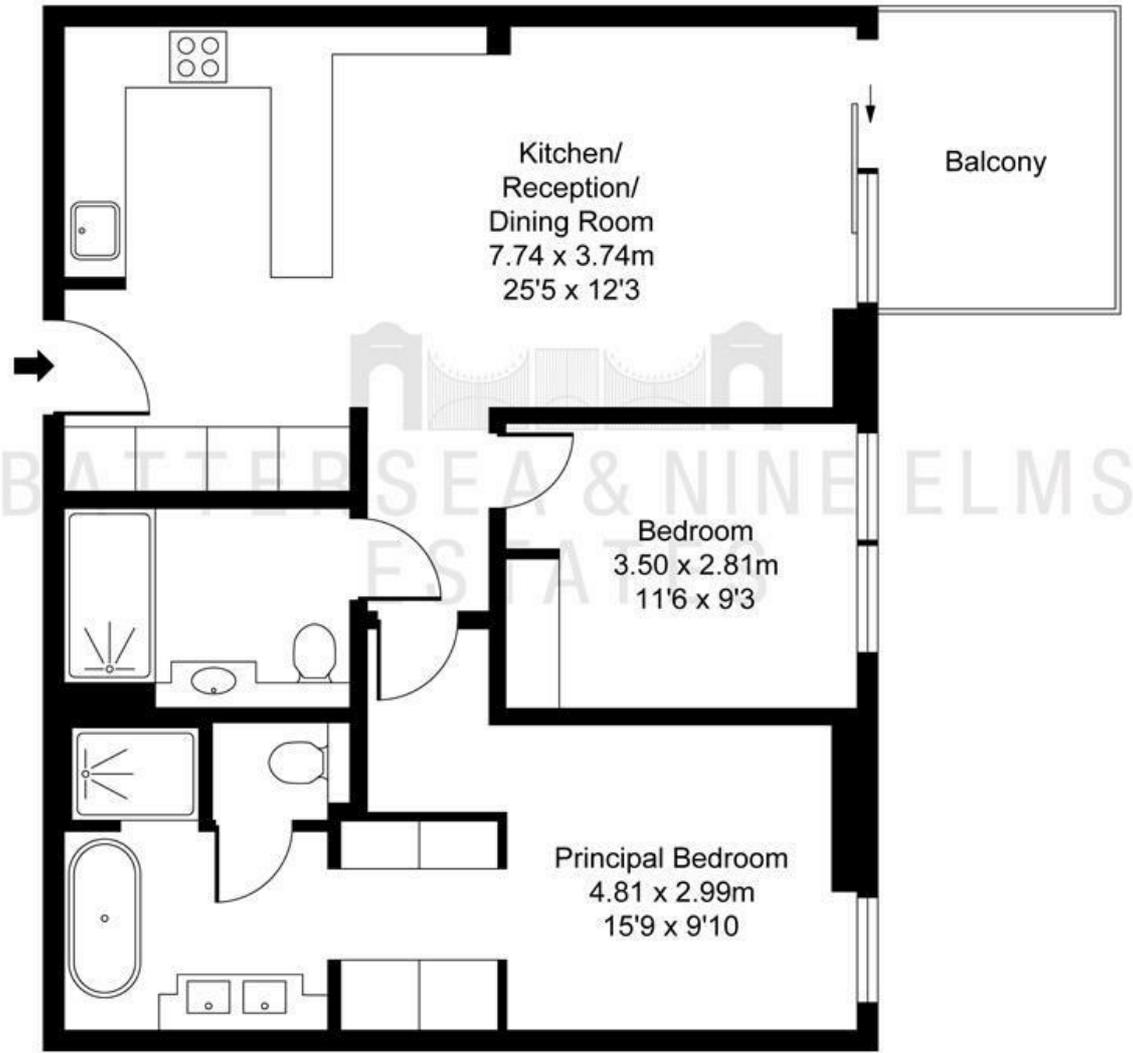


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		<b>84</b>	<b>84</b>	<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		