

Legacy Building, Embassy Gardens

Offers In Excess Of £800,000

This delightful vacant property offers a spacious living experience, boasting a generous 778 square feet of well-designed space. The apartment features one inviting reception room, perfect for entertaining guests or enjoying a quiet evening at home.

With two comfortable bedrooms, this residence is ideal for small families, couples, or individuals seeking extra space for a home office or guest room. The two bathrooms (one en-suite) provide convenience and privacy.

Situated in a vibrant area of London, this apartment not only offers modern living but also the added benefits of parking for one vehicle and two private balconies, a rare find in the city. The contemporary design and thoughtful layout make this property a perfect choice for those looking to enjoy the best of urban living while having a peaceful retreat to call home.

Approximately 985 years remaining on lease

Ground rent amount: Ask agent

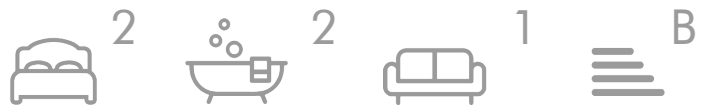
Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

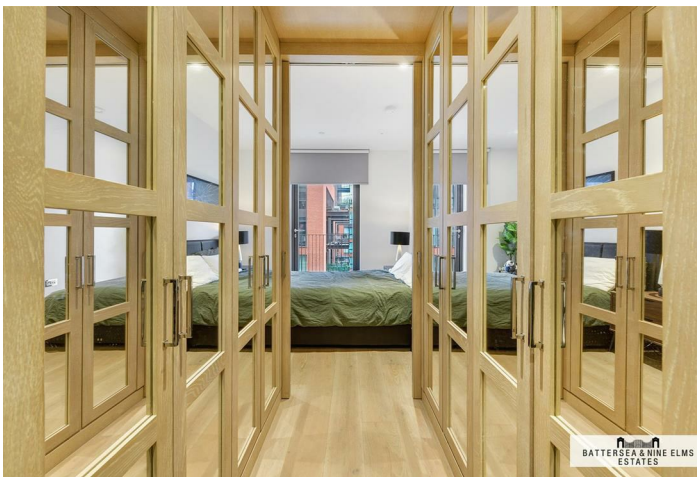
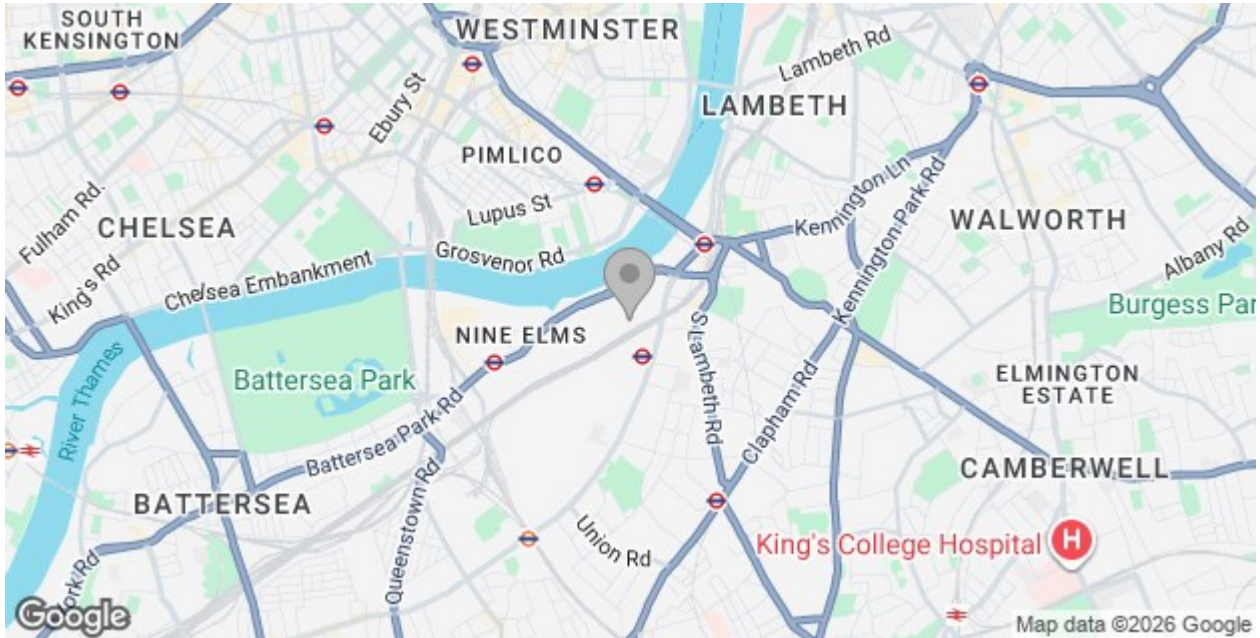
Service charge review period: N/A

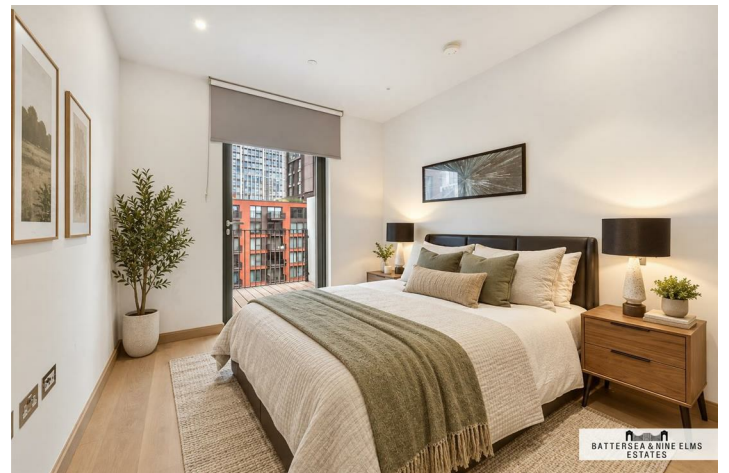
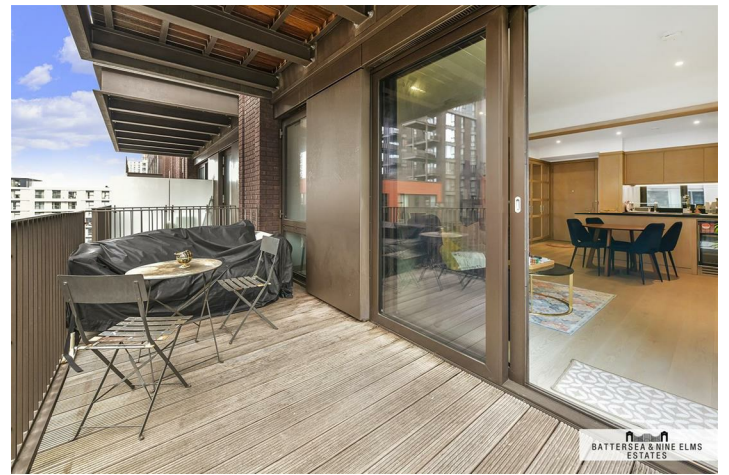
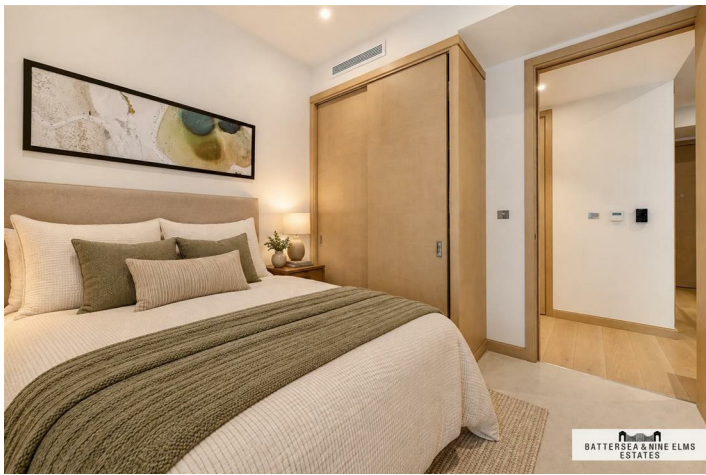
Council tax band: F Wandsworth

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

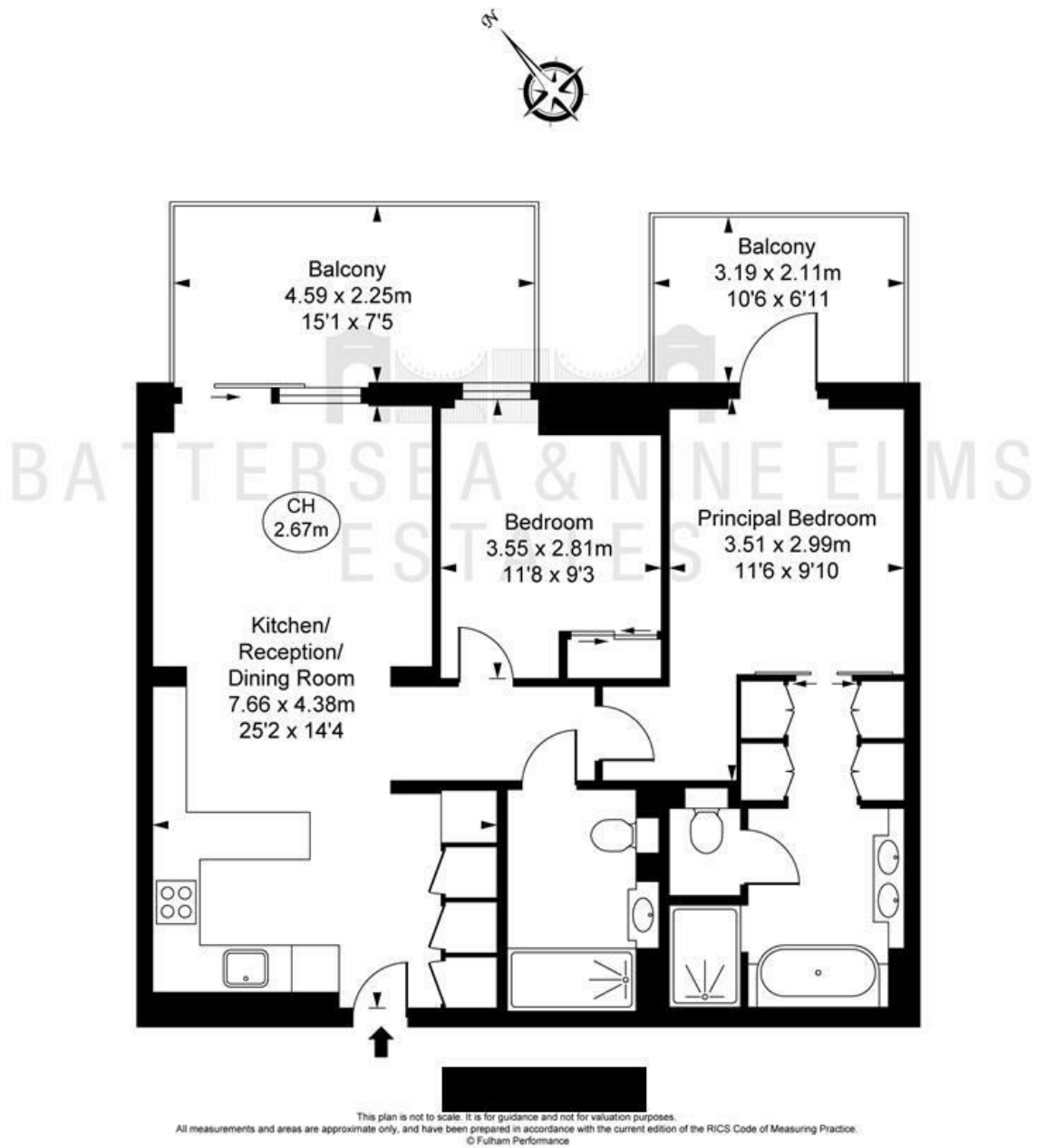


- Two bedrooms
- 24 hour concierge
- Secure parking
- Two bathrooms (one en-suite)
- Residents gymnasium and pool
- Two private balconies
- Sky pool & lounge





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
72.29 sq m / 778 sq ft
(CH = Ceiling Heights)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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