

Legacy Building, Embassy Gardens

Asking Price £920,000

Welcome to this exquisite modern apartment located in the prestigious Legacy Building at Embassy Gardens. This stylish residence boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two well-appointed bedrooms and two contemporary bathrooms.

Embassy Gardens is renowned for its vibrant community and excellent amenities, making it an ideal location for those seeking a blend of luxury and convenience. This apartment is perfect for professionals, couples, or small families looking to enjoy a contemporary lifestyle in one of London's most sought-after areas.

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

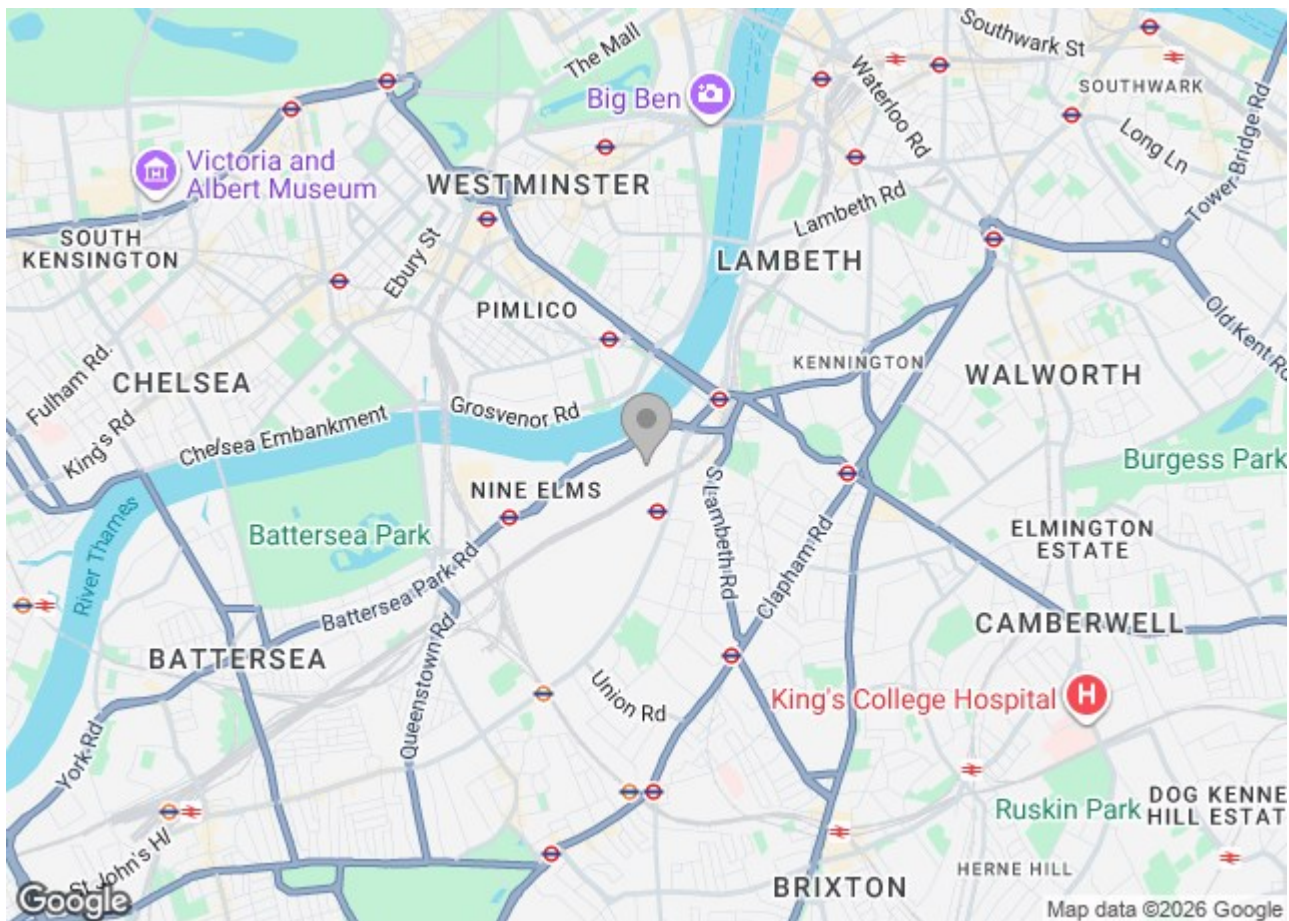
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access |
Cladding: EWS1 Certificate available

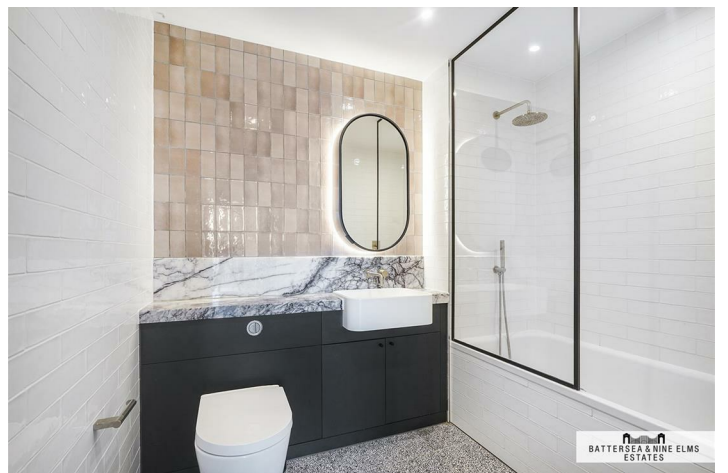
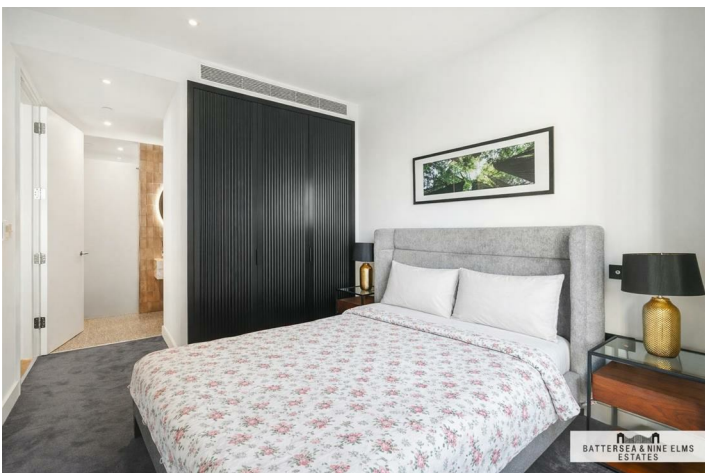
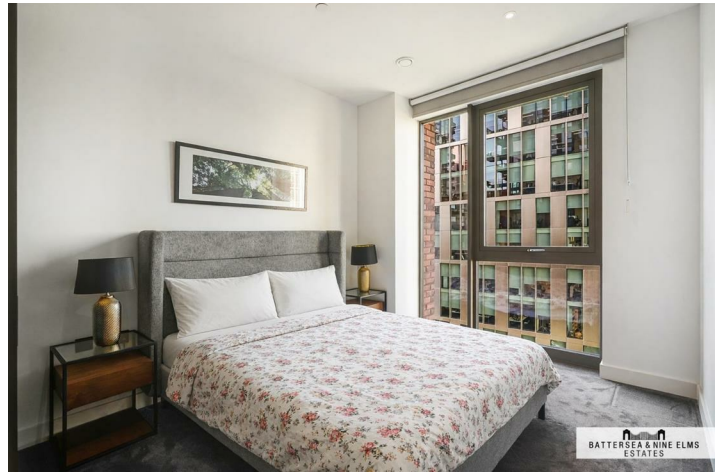
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- 24 hour concierge
- Two bedrooms
- Private balcony
- Residents gymnasium
- Two bathrooms
- Residents sky pool
- Lift Access

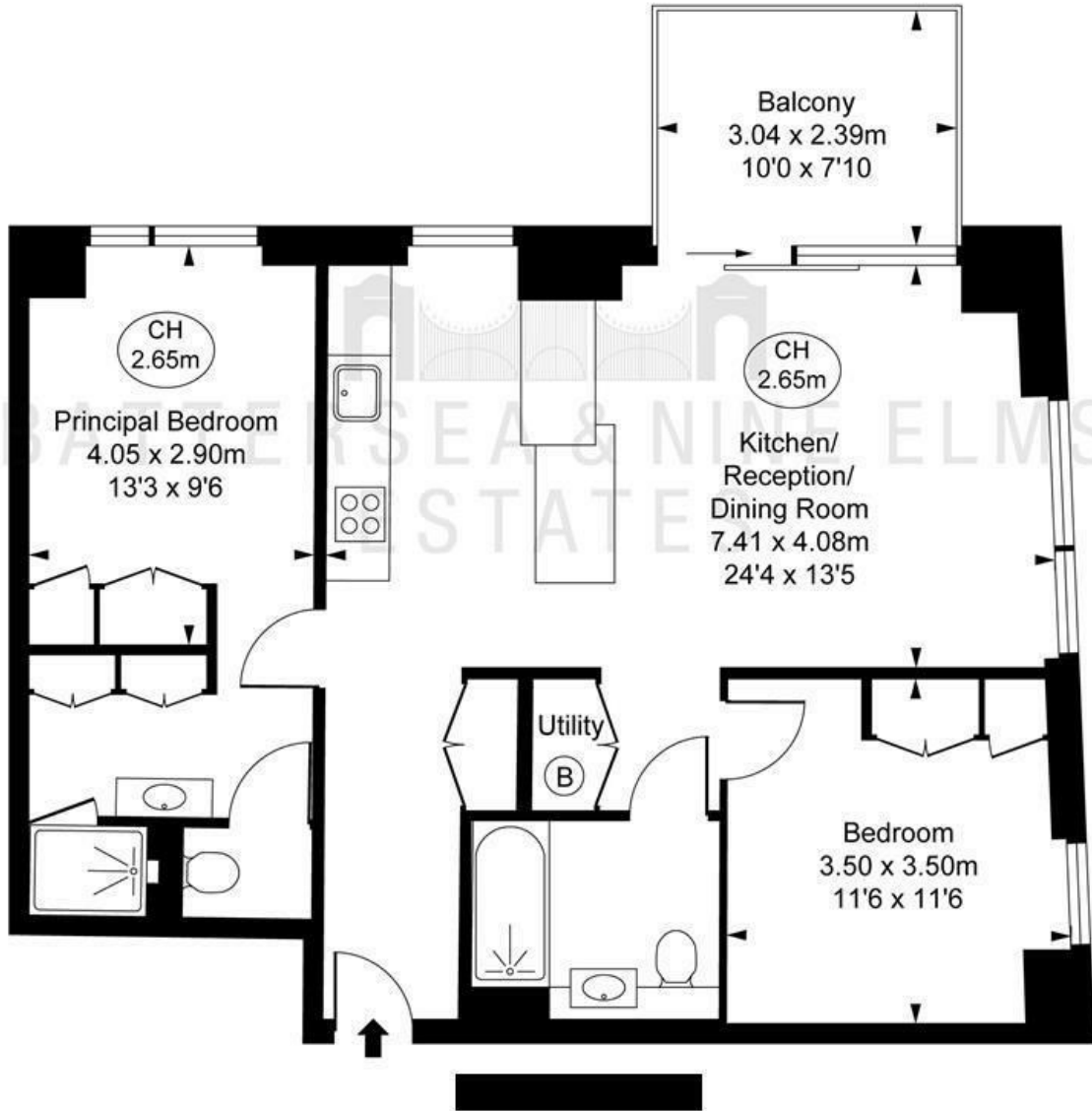




Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
75.77 sq m / 816 sq ft



(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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		85	85	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		