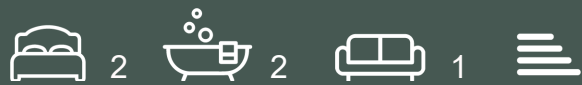




Legacy Building, Embassy Gardens offers invited £900,000



Balcony | Integrated Appliances | Residents' Roof Terrace | Gym | Swimming Pool | Residents' Lounges |
Cinema Room | WeChat: CLH-Consultant.



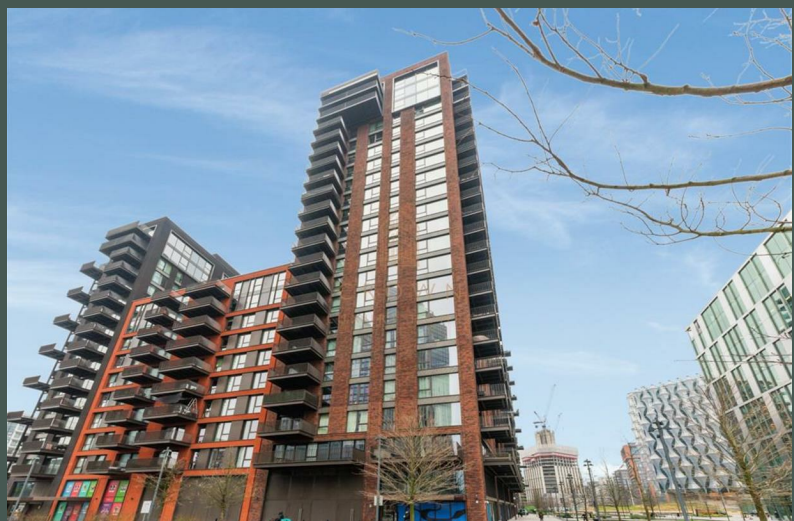
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LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 24/7 Concierge
- Residents' Swimming Pool
 - Sky Pool
- Close to Nine Elms Station
- Floor-to-ceiling Windows

- Residents' Gym
- Residents' Spa Facilities
- Residents' Lounges
- Private Balcony
- Onsite Shops



The Property

Floor-to-ceiling windows fill the living area with natural light, highlighting the apartment's modern design and high-quality finishes. A private balcony extends the space outdoors, while the bespoke open-plan kitchen impresses with tall cabinetry, premium integrated appliances, and a sleek composite stone worktop.

The principal bedroom offers a sense of luxury with illuminated fitted wardrobes and a beautifully appointed en-suite, complete with a walk-in shower and elegant stone vanity. Generously sized, the second bedroom also features floor-to-ceiling windows and built-in wardrobes, providing plenty of storage.

The family bathroom is finished to an exceptional standard, with a full-size bathtub, overhead rain shower, glass screen, and a stone vanity unit. Additional hallway cupboards offer practical storage without compromising the apartment's clean, streamlined feel.

Embassy Gardens Development

Embassy Gardens residents benefit from a range of amenities, including a 24-hour concierge, the renowned Sky Pool, an exclusive residents-only club, and a well-equipped gym, enhancing the overall well-being of residents. Nearby, a variety of dining options and convenience stores await, with the added convenience of Waitrose just a brief 2-minute walk away.

Additional Information

Council: Wandsworth, Band F

Service Charge: £8598 per annum

Ground rent: £750 per annum

Local Council: Wandsworth
Council Tax Band: F
Leasehold

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	85	85	(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	

