



Legacy Building, Embassy Gardens, SW11

Asking Price £985,000

Occupying a high-floor position in the prestigious Legacy Building at Embassy Gardens, this is an impressive two-bedroom, two-bathroom apartment with a private balcony and elevated views towards the River Thames.

The apartment is centred around a generous open-plan kitchen, reception and dining room, creating an excellent space for entertaining and everyday living. Direct access to the private balcony provides an ideal setting from which to enjoy the elevated outlook and Thames views.

There are two well-proportioned bedrooms with built-in storage, complemented by two bathrooms and additional storage throughout.

Residents of Embassy Gardens enjoy access to an exceptional collection of private amenities, including the world-famous Sky Pool, suspended between two buildings, together with the Sky Deck and Orangery. Further facilities include an indoor swimming pool, outdoor Jacuzzi, spa and health club, steam room, two gyms, yoga and boxing studios, private cinema, residents' lounge and library, business suites and meeting rooms, alongside a 24-hour concierge service.

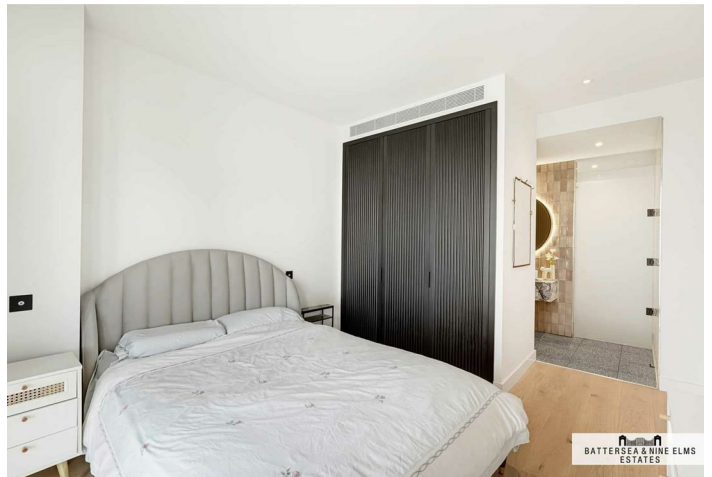
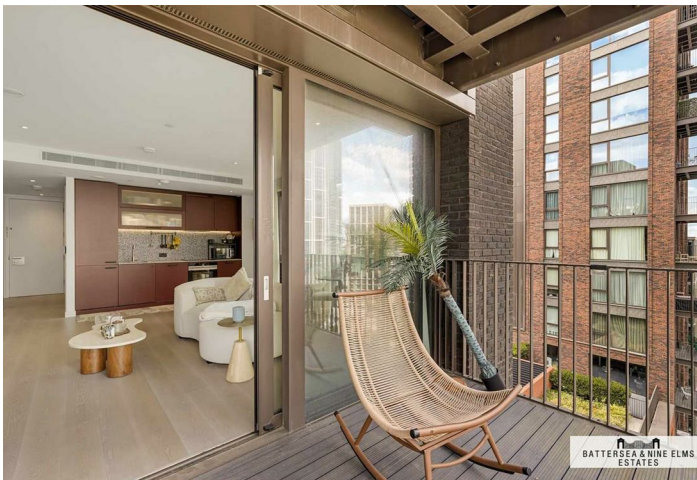
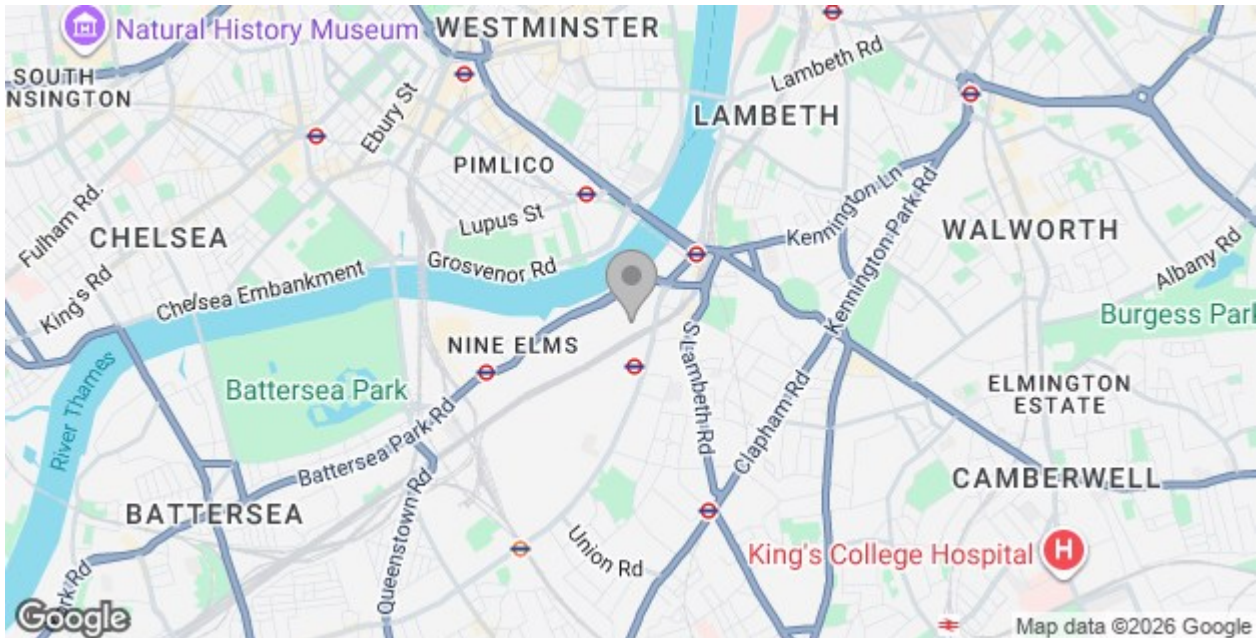
Embassy Gardens also offers beautifully landscaped gardens and public spaces, with an excellent selection of restaurants, cafés and bars, as well as Waitrose, all within the development.

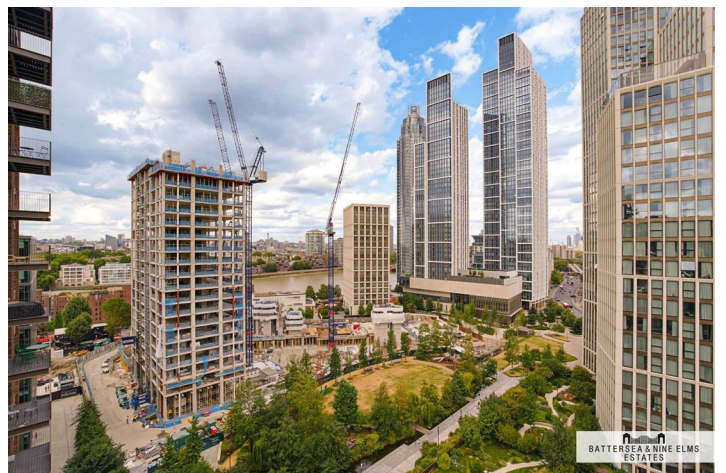
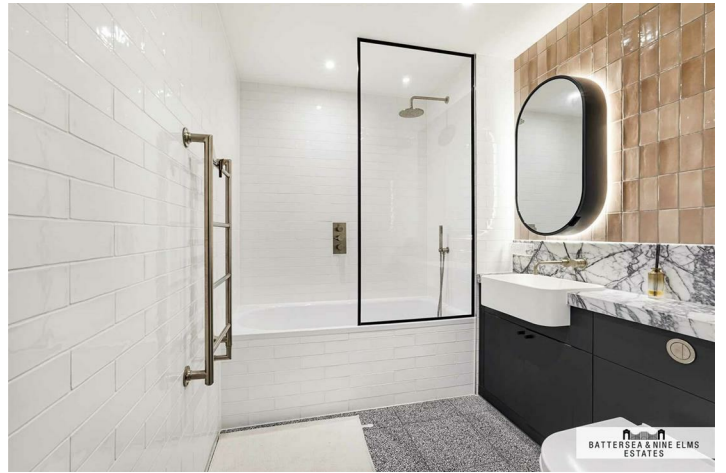
Nine Elms Underground station and the transport connections at Vauxhall are within easy reach, providing excellent access across London.

Combining a high-floor position, River Thames views, private outside space and outstanding residents' facilities, this offers an exceptional opportunity to experience the distinctive lifestyle for which Embassy Gardens is renowned.



- Two Bedrooms
- Residents Gyms
- Zone 1 Transport Links
- Two Bathrooms
- Residents Pools & Spas
- Cinema Room
- 24-Hour Concierge
- Meeting Rooms

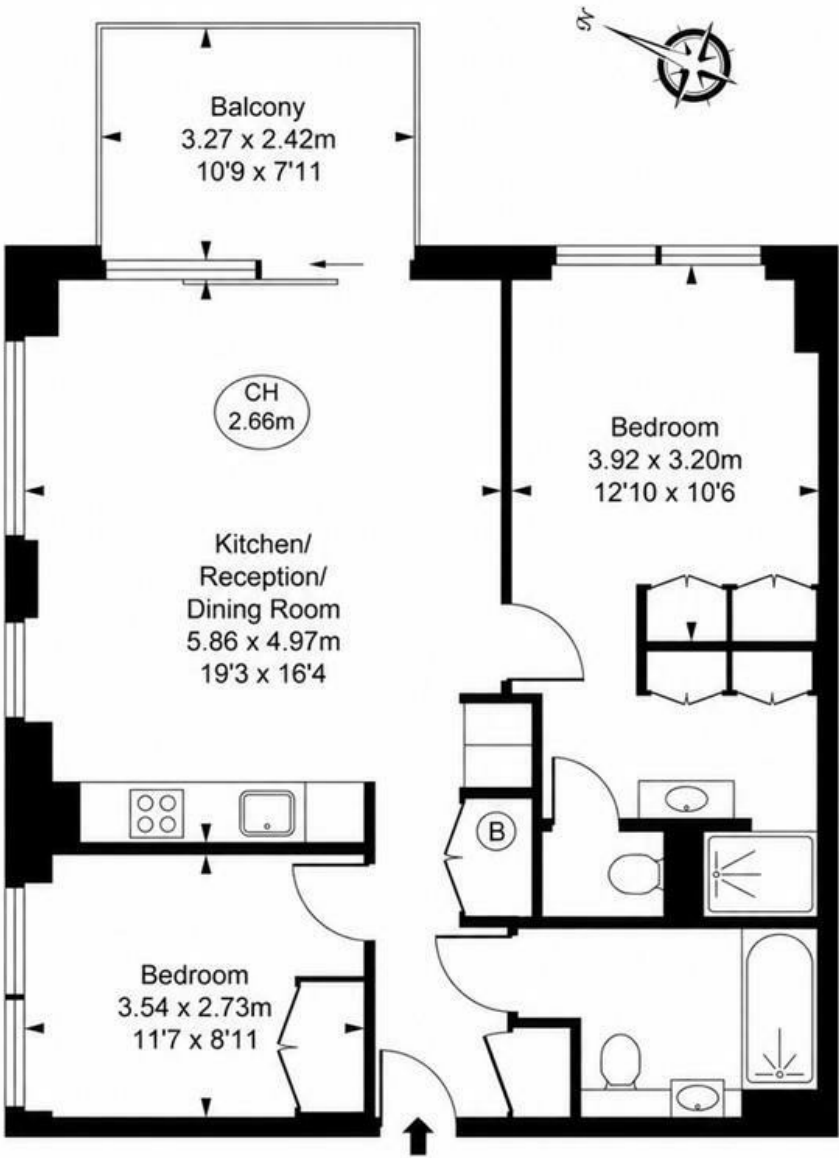




Legacy Building,
Viaduct Gardens, SW11

Approximate Gross Internal Area
71.44 sq m / 769 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.
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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	