

## Legacy Building, Embassy Gardens

**Asking Price £1,300,000**

Luxuriously furnished, this stunning two bedroom, two bathroom apartment features a private balcony with scenic river views; located moments away from Vauxhall & Nine Elms stations.

The property has been finished to the highest level with beautiful oak flooring, silk feel carpeting throughout living areas and bedrooms in addition to black granite vanity tops in bathrooms. The apartment also offers fully integrated Siemens appliances including wine cooler, fridge freezer and dishwasher.

Residents will benefit from the wonderful communal facilities including the private cinema, gym and spa as well the iconic Sky Pool and bar.

Approx. 984 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)

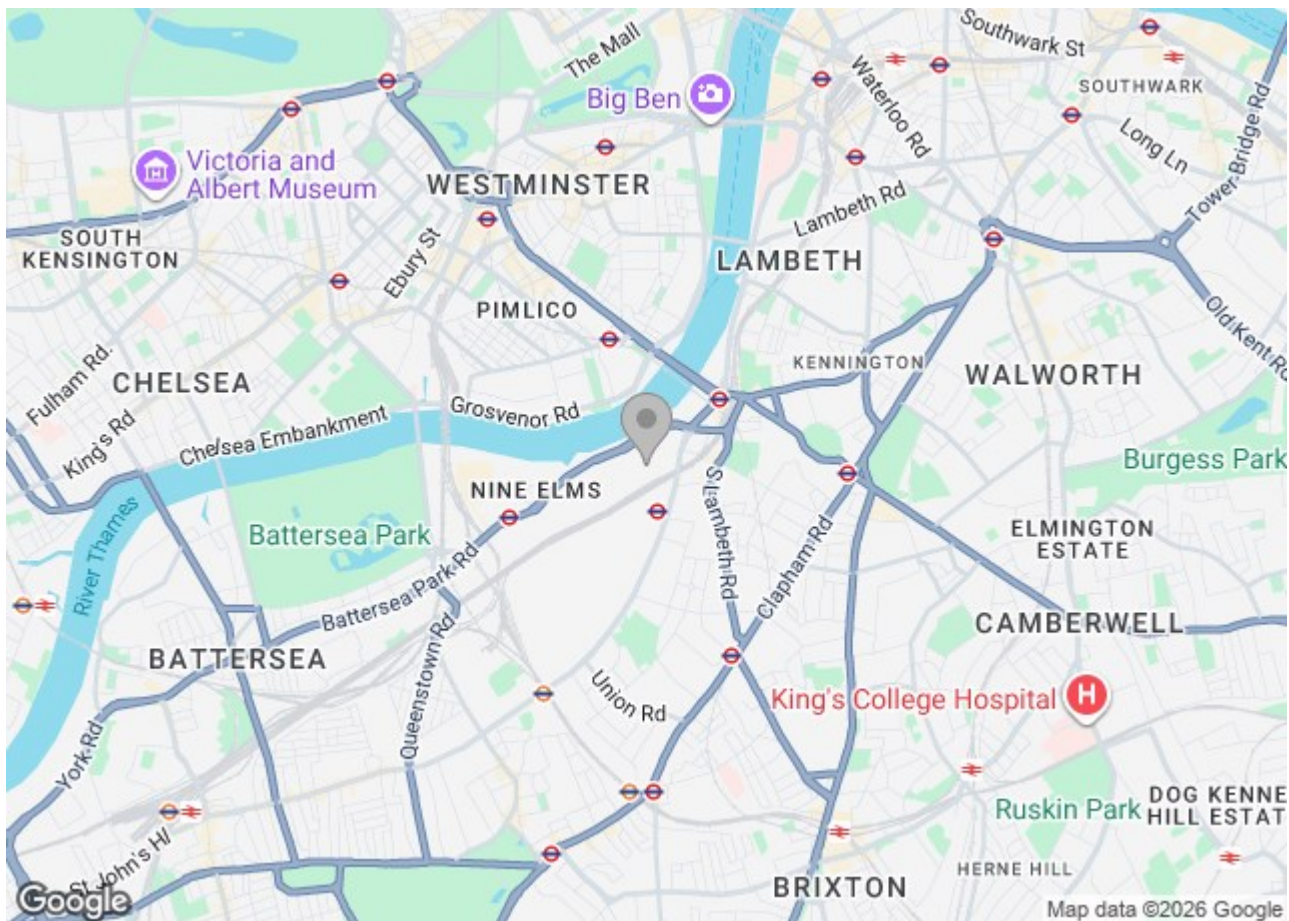
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

# 1 Viaduct Gardens London



- Two bedroom
- River views
- Private cinema
- Two bathroom (one ensuite)
- Gym and spa
- Excellent transport links
- Private balcony
- Swimming pool
- \*Photos from 2019





Legacy Building,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
91.10 sq m / 981 sq ft

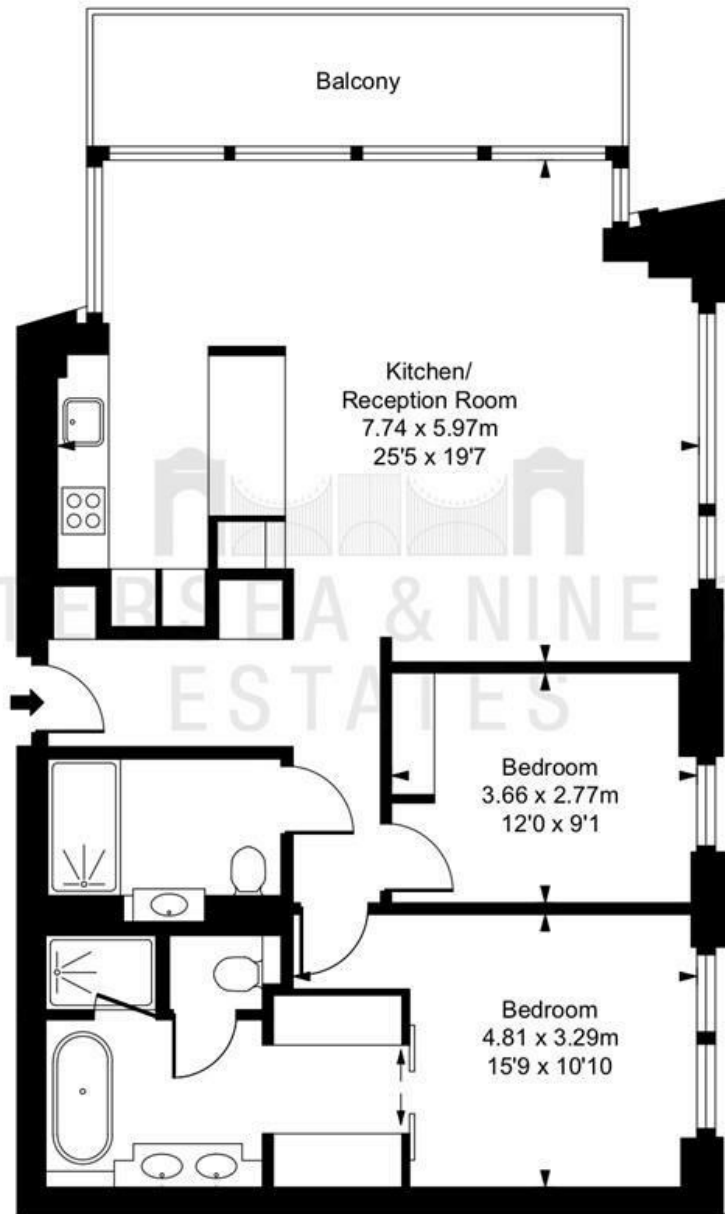


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	85	85	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	94	94	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC