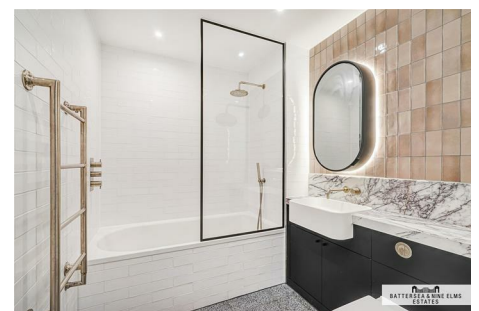




1 Viaduct Gardens London

This luxury two bedroom apartment is set within the sought after Embassy Gardens development. Situated a short walk to the River Thames, residents can benefit from excellent transport links from Vauxhall and Nine Elms Stations. Comfort cooling & underfloor heating are features of this high specification property.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema.

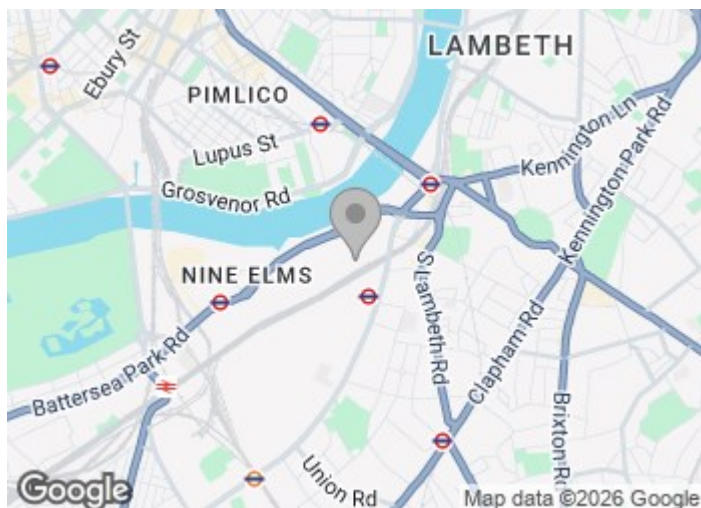
Council Tax Band: Wandsworth - F
Change of contract fee: £50 including VAT

£950 Per Week

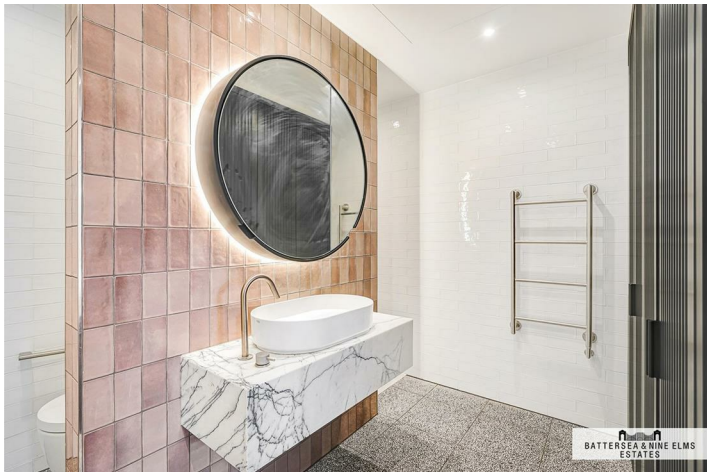
1 Viaduct Gardens London



- Two bedroom, two bathroom
- Gym and indoor swimming pool
- 24 Hour concierge
- Residents cinema suite
- Sky pool and Sky deck
- Balcony



[Directions](#)



The Modern,
Embassy Gardens, SW11
Approximate Gross Internal Area
72.5 sq m / 780 sq ft

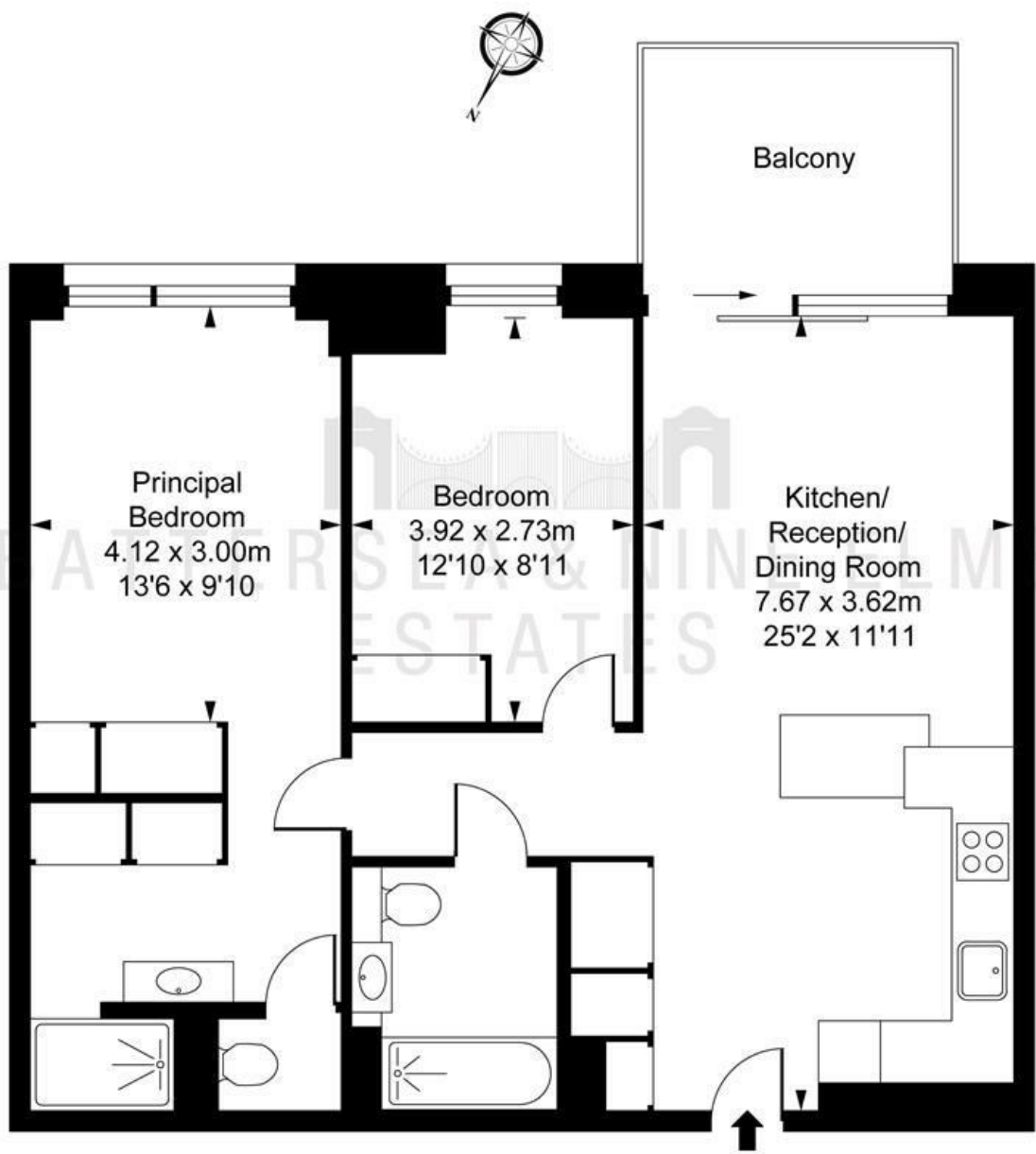


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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	