

## Legacy Building, Embassy Gardens

**Asking Price £900,000**

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)

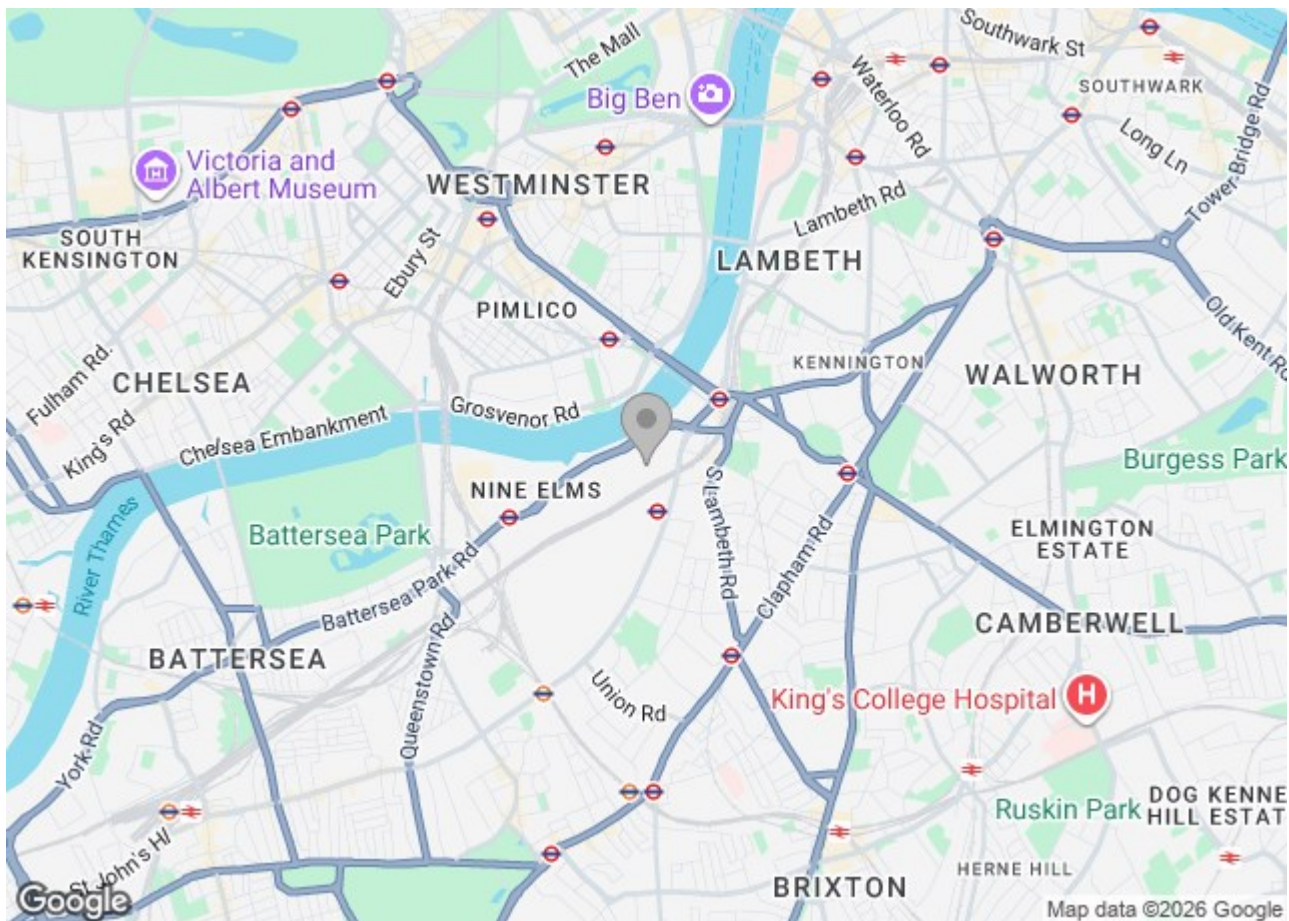
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Cladding: EWS1 Certificate available

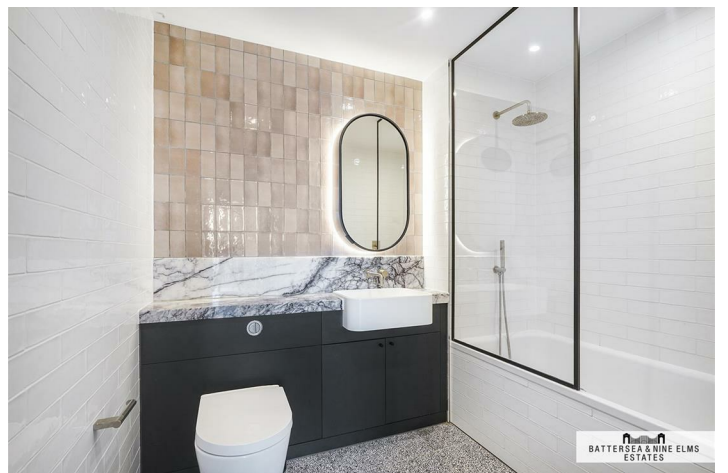
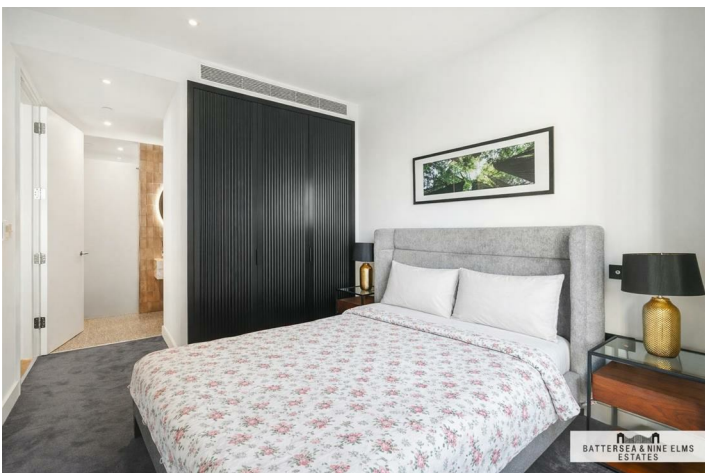
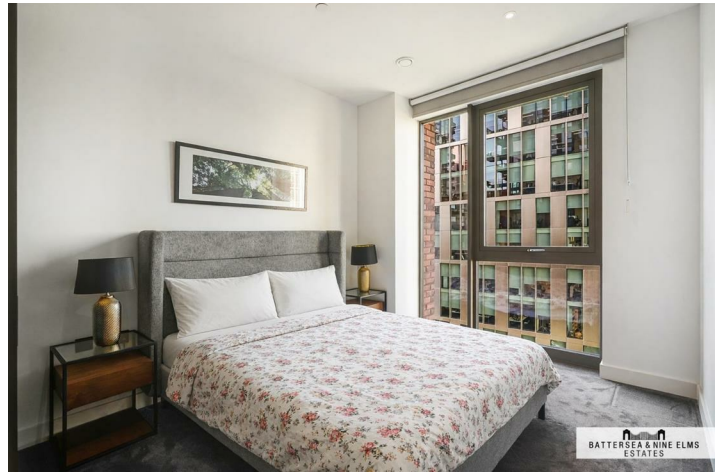
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



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

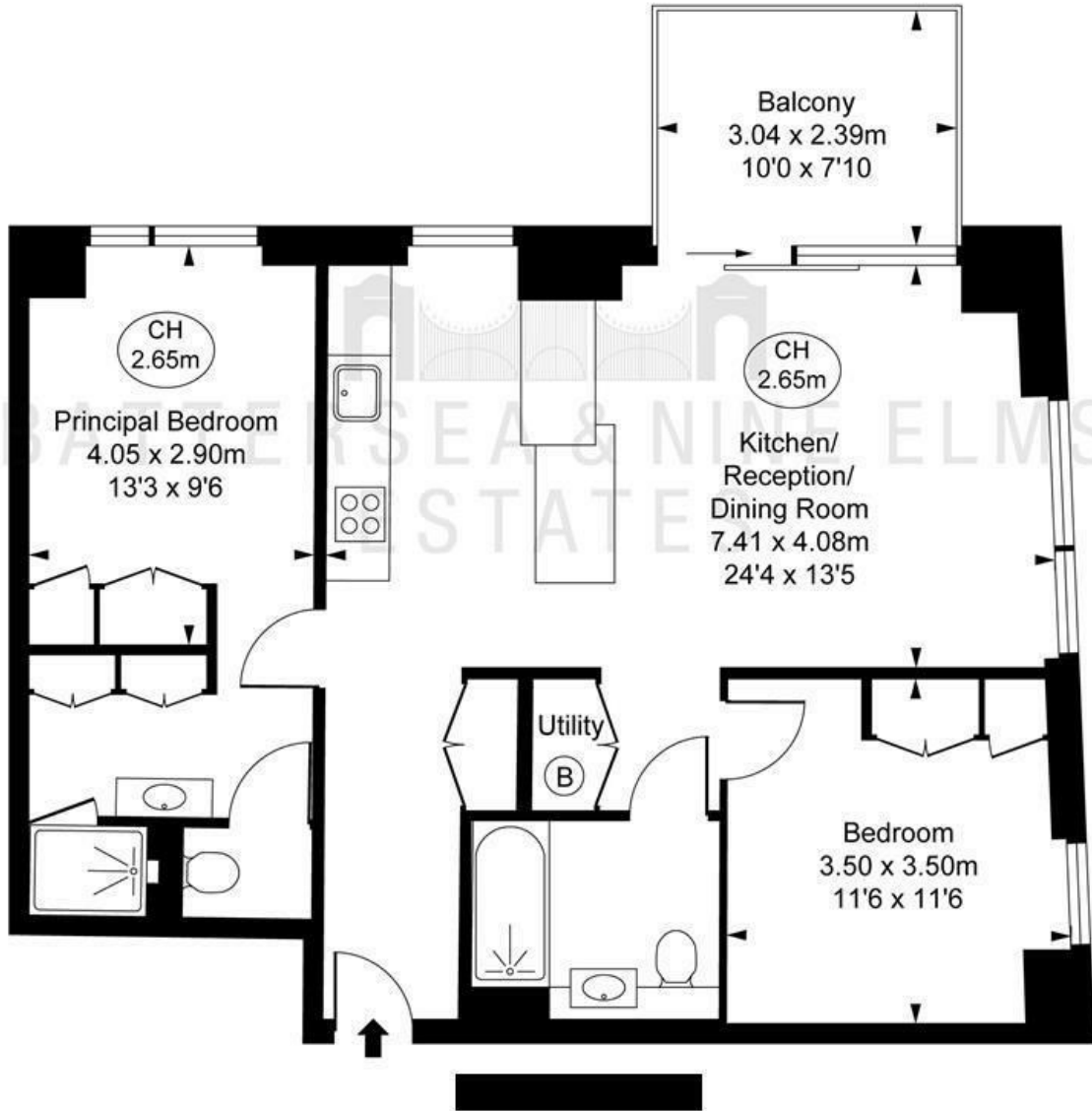




Legacy Building,  
Viaduct Gardens, SW11  
Approximate Gross Internal Area  
75.77 sq m / 816 sq ft



( 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.  
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