

## 1 Viaduct Gardens London

**£1,000 Per Week**

This stunning two-bedroom, two-bathroom apartment is located in the Legacy Building, part of the Embassy Gardens development in Nine Elms.

Offering a high standard of finish throughout, the apartment features a bright open-plan living space with sleek flooring and contemporary fittings, complemented with a large balcony. Both bedrooms are generously sized and combine modern design with everyday functionality.

Residents will enjoy access to world-class amenities, including a 24-hour concierge, state-of-the-art gym, and the famous sky pool. Positioned close to the shops, restaurants and leisure offerings of Battersea Power Station, the property also benefits from excellent transport links via Nine Elms and Vauxhall stations—providing swift access to central London.

Council Tax Band: Wandsworth - G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,000 (1 weeks rent, subject to agreed offer)

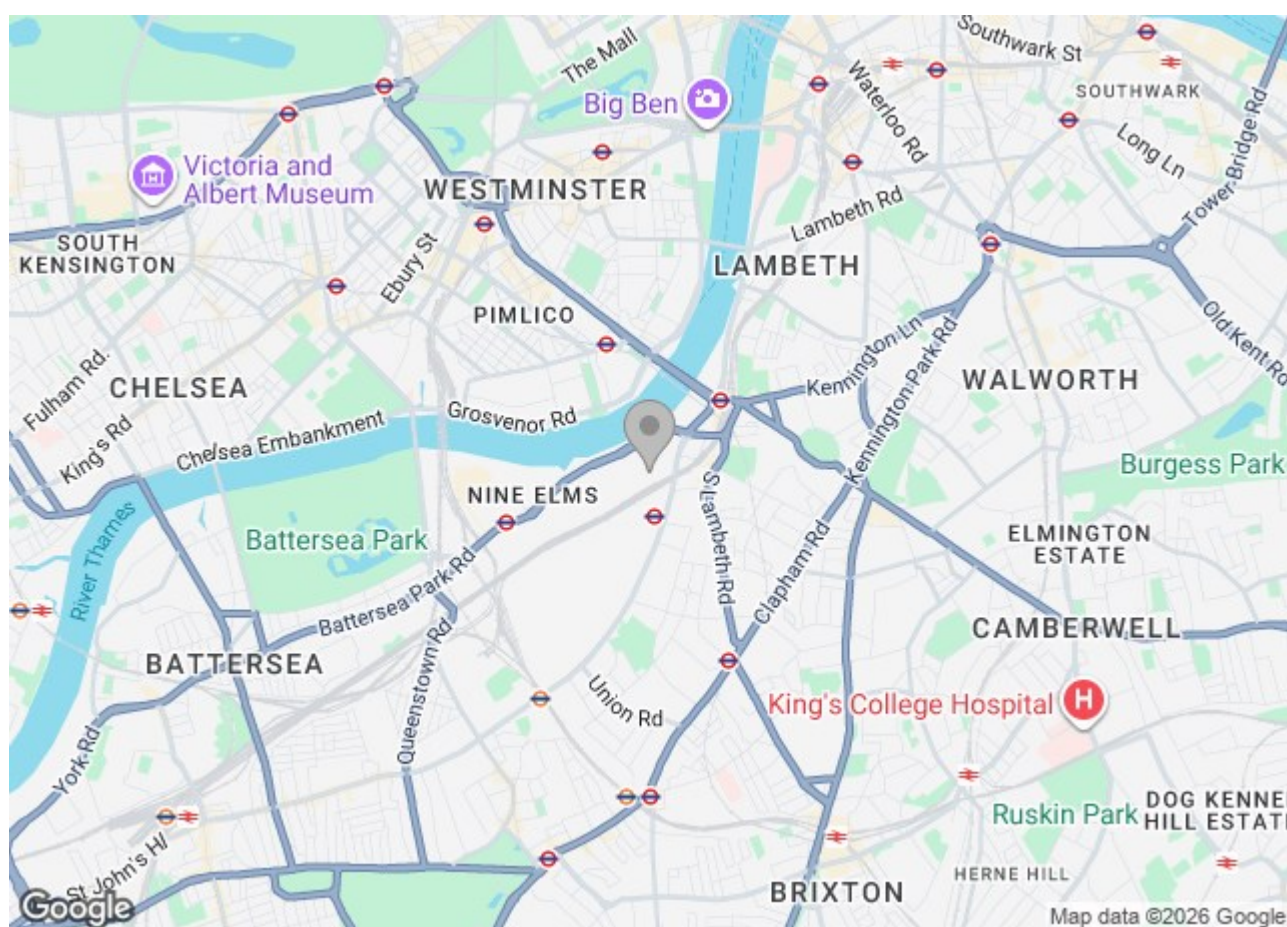
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Ftp

To check broadband and mobile phone coverage please visit Ofcom.

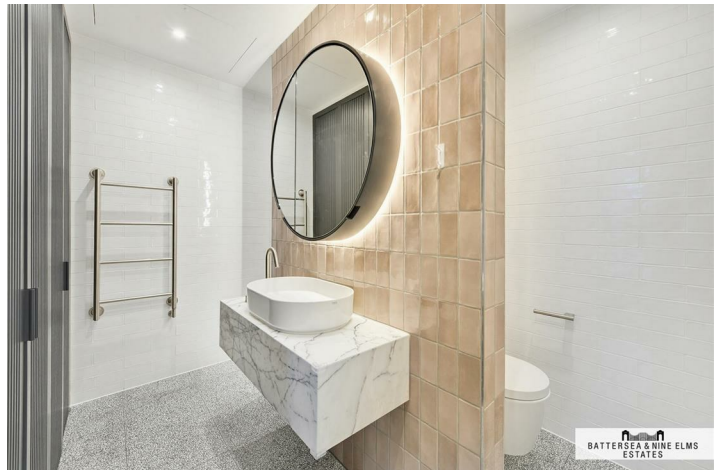
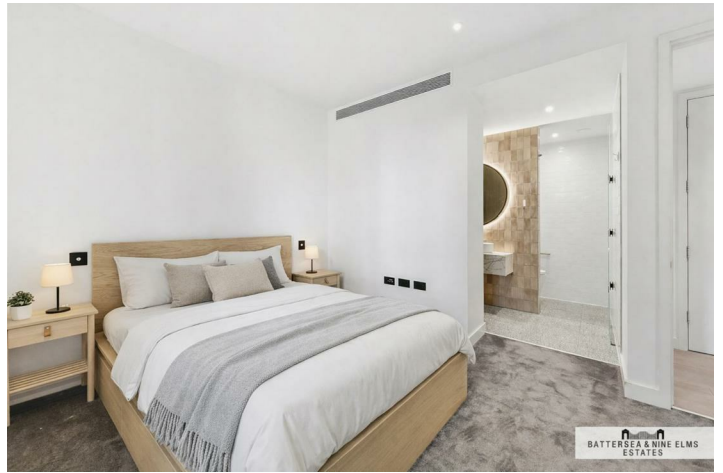
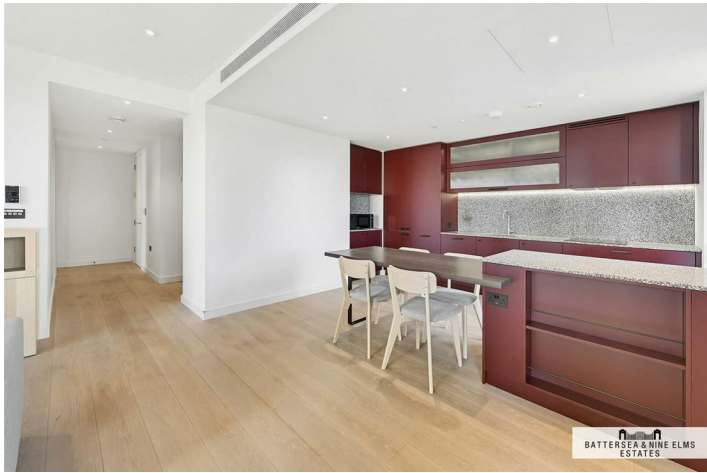
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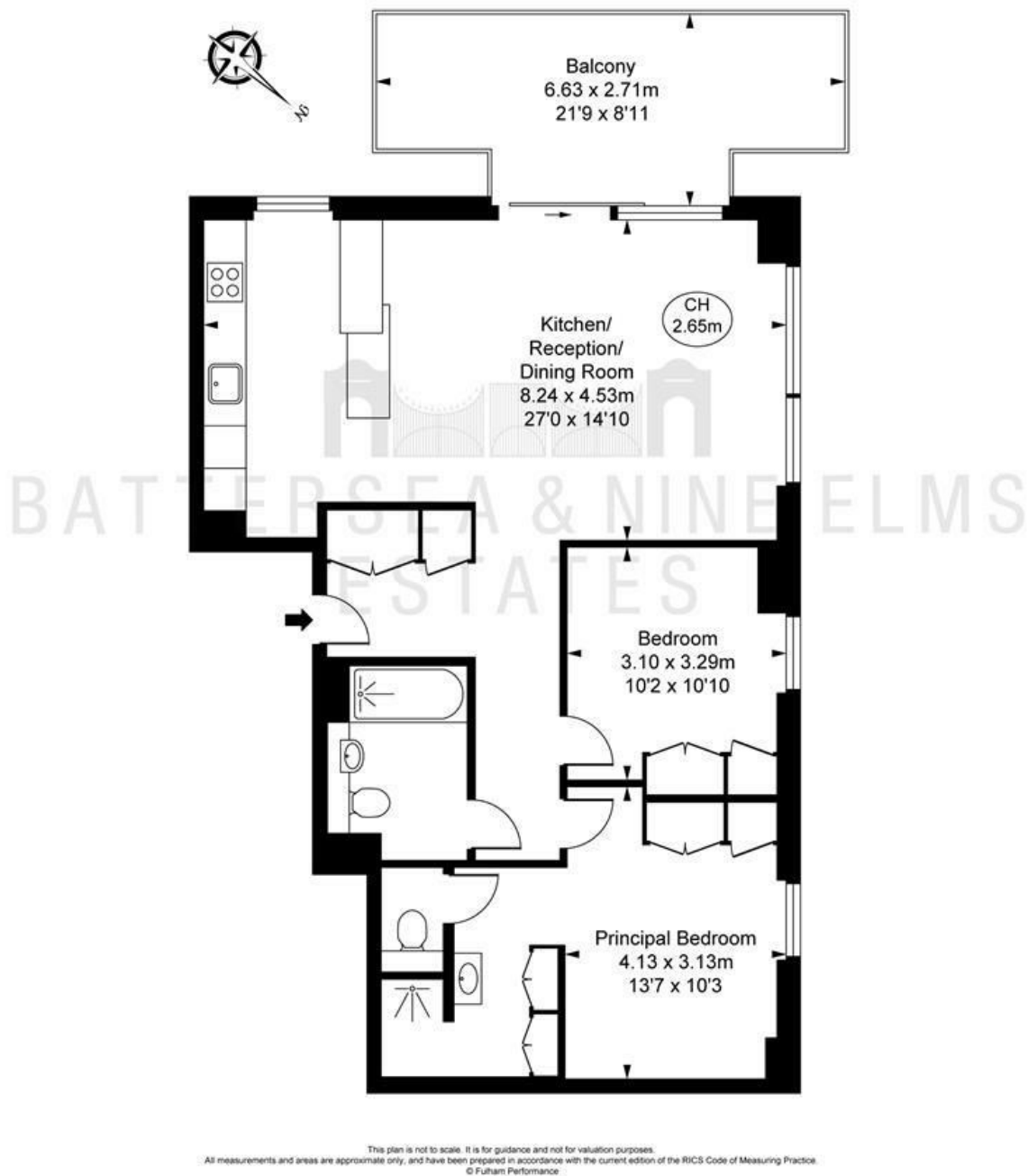
- Two bedroom
- Underfloor heating & comfort cooling
- Sky pool
- Two bathroom
- Zone 1 transport links
- Gym
- 24 hour concierge
- Balcony
- Indoor pool







Legacy Building,  
Nine Elms, SW11  
Approximate Gross Internal Area  
82.96 sq m / 893 sq ft  
( CH = Ceiling Heights )



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