



Viaduct Gardens London

This luxury two-bedroom apartment is set within the sought-after Embassy Gardens development. Featuring underfloor heating and comfort cooling, this stunning apartment offers a sleek design and high specification finish.

Residents can take advantage of the exciting communal amenities such as the gym, spa, private cinema, meeting rooms and lounges. The development is located close to zone one transport links, including Vauxhall and Nine Elms stations.

The furniture may vary slightly from what is shown in the photos

£1,100 Per Week

Council Tax Band: Wandsworth - F

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1100 (1 week's rent, subject to agreed offer)

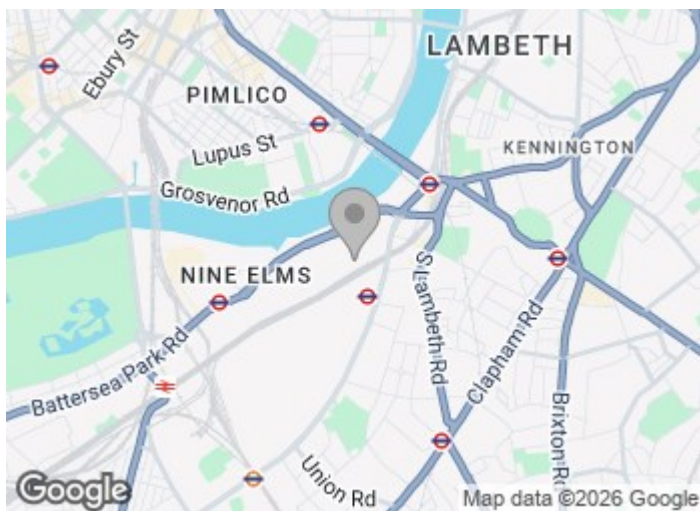
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Parking available by separate negotiation | Lift Access

To check broadband and mobile phone coverage, please visit Ofcom.

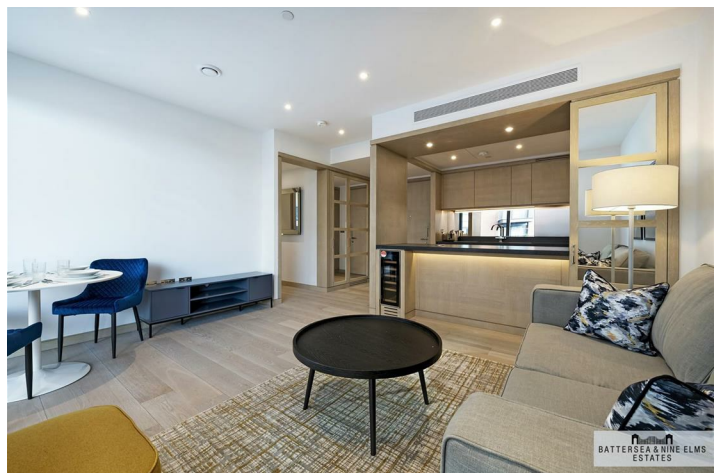
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- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Short walk to Vauxhall Station
- Residents gym
- Balcony



[Directions](#)



Legacy Building, Embassy Gardens, SW11

Approximate Gross Internal Area
74.00 sq m / 797 sq ft

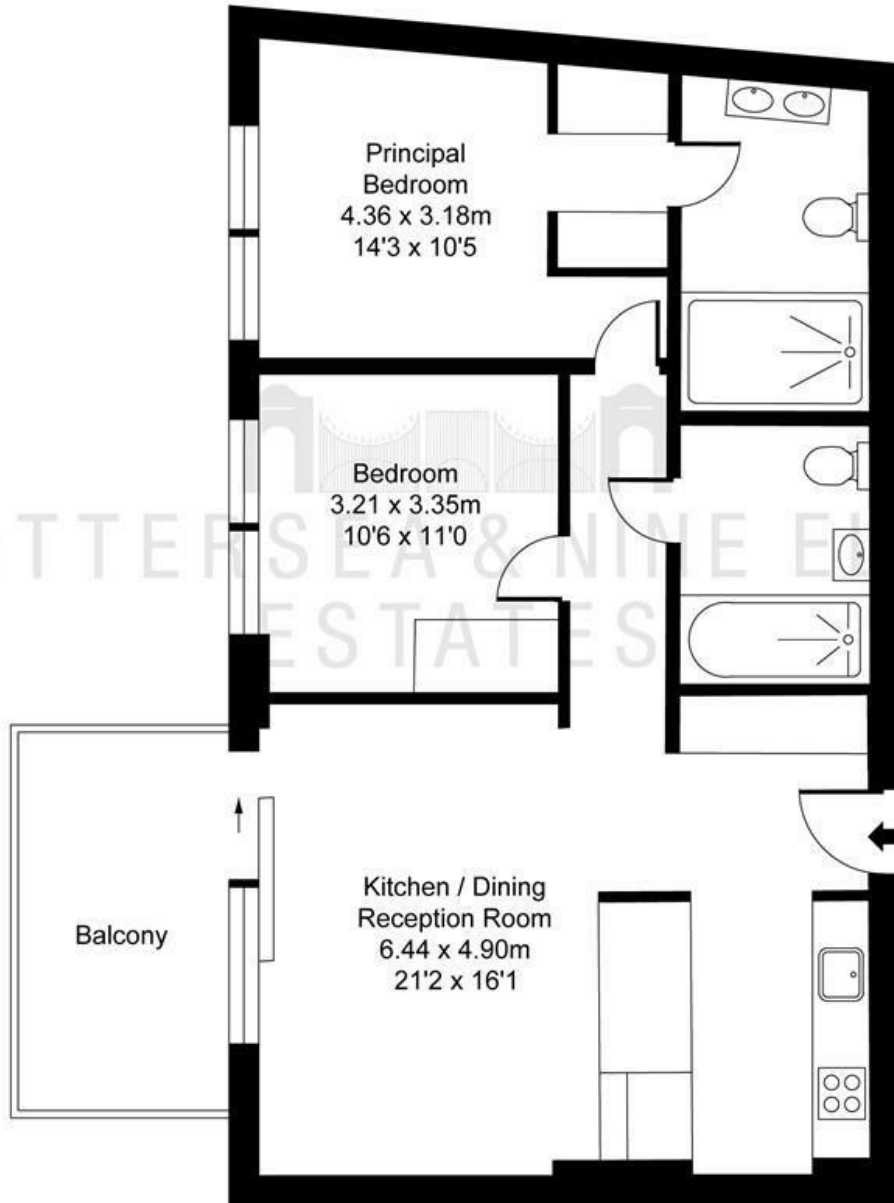


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		86	86	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		95	95
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	