



1 Viaduct Gardens London

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.

Minimum contract: 12 months

Council tax band : Wandsworth F

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit: £1,100 (1 weeks rent)

£1200 per week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.

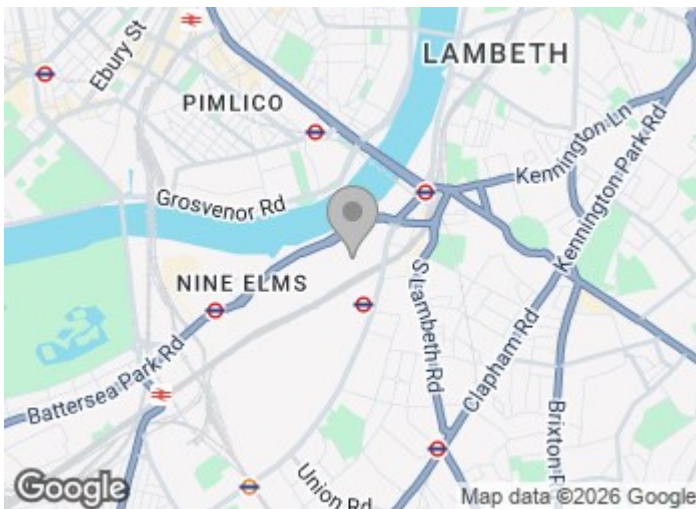
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

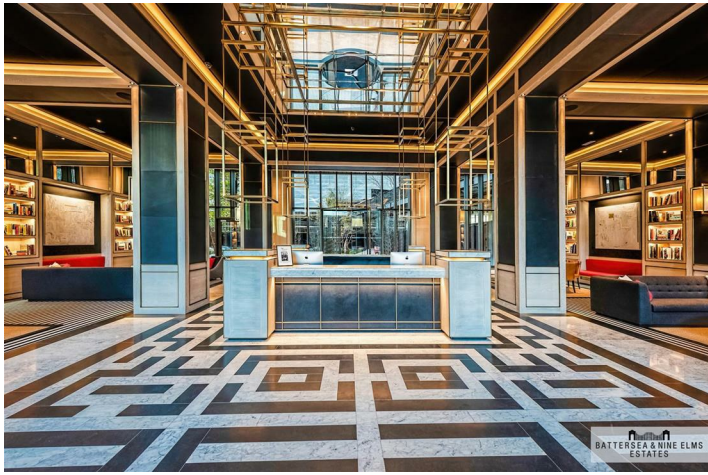
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- Two bedroom
- River views
- Private cinema
- Two bathroom (one ensuite)
- Gym and spa
- Excellent transport links
- Private balcony
- Swimming pool



[Directions](#)



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

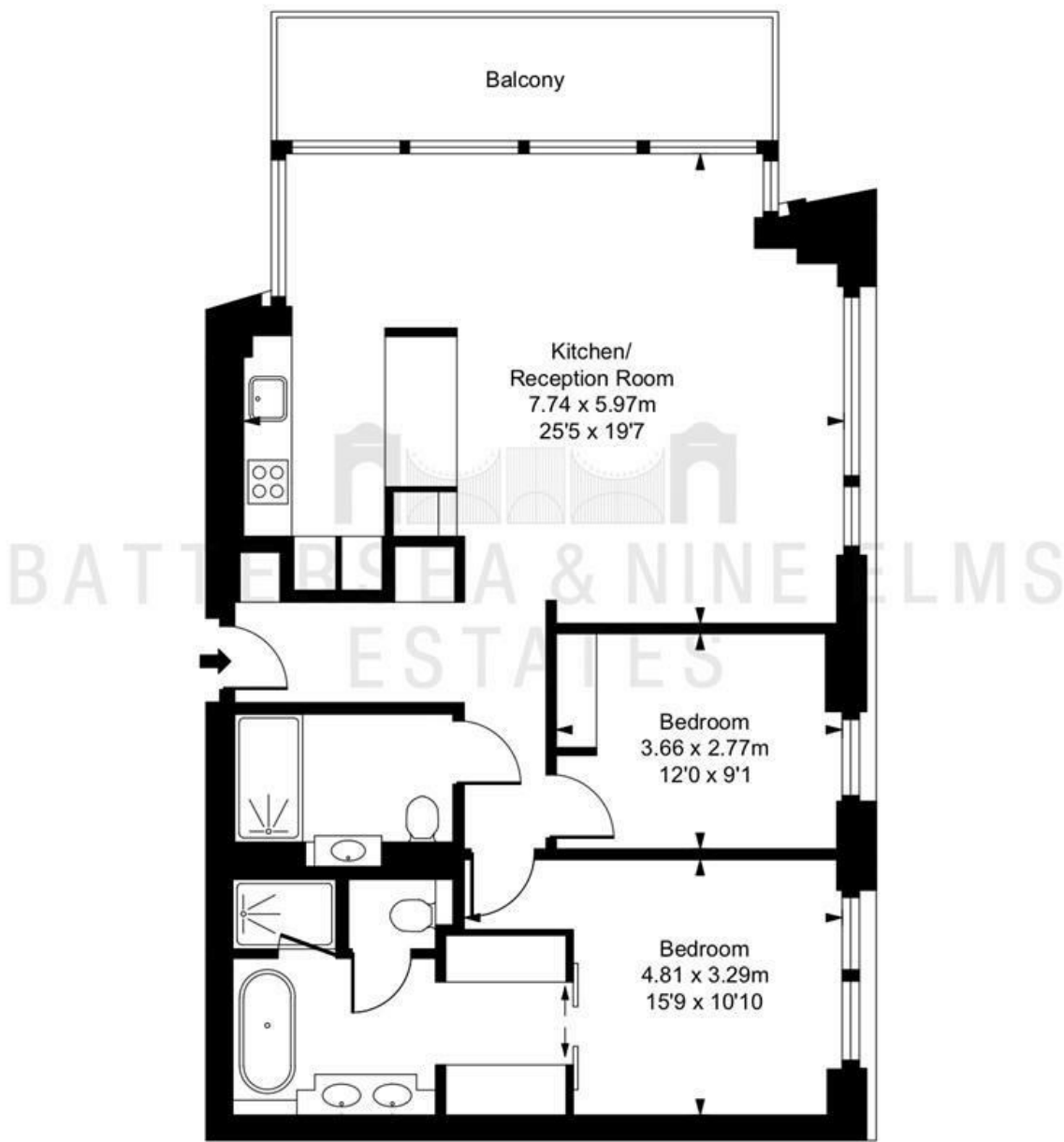


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