



**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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.

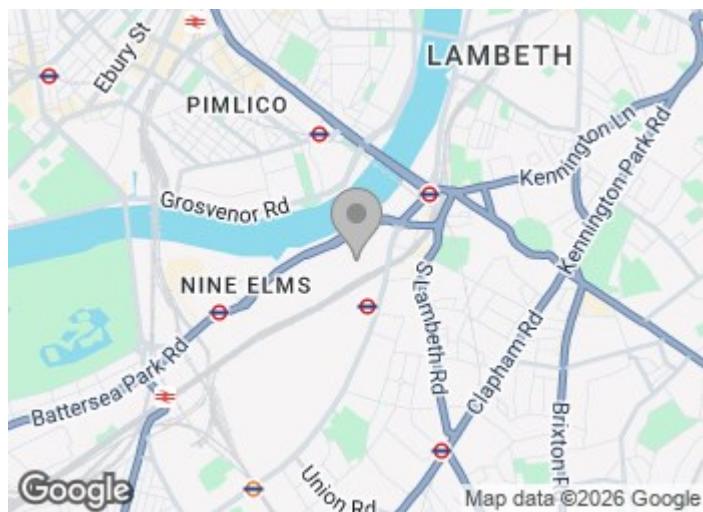
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

1 Viaduct Gardens London



- 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

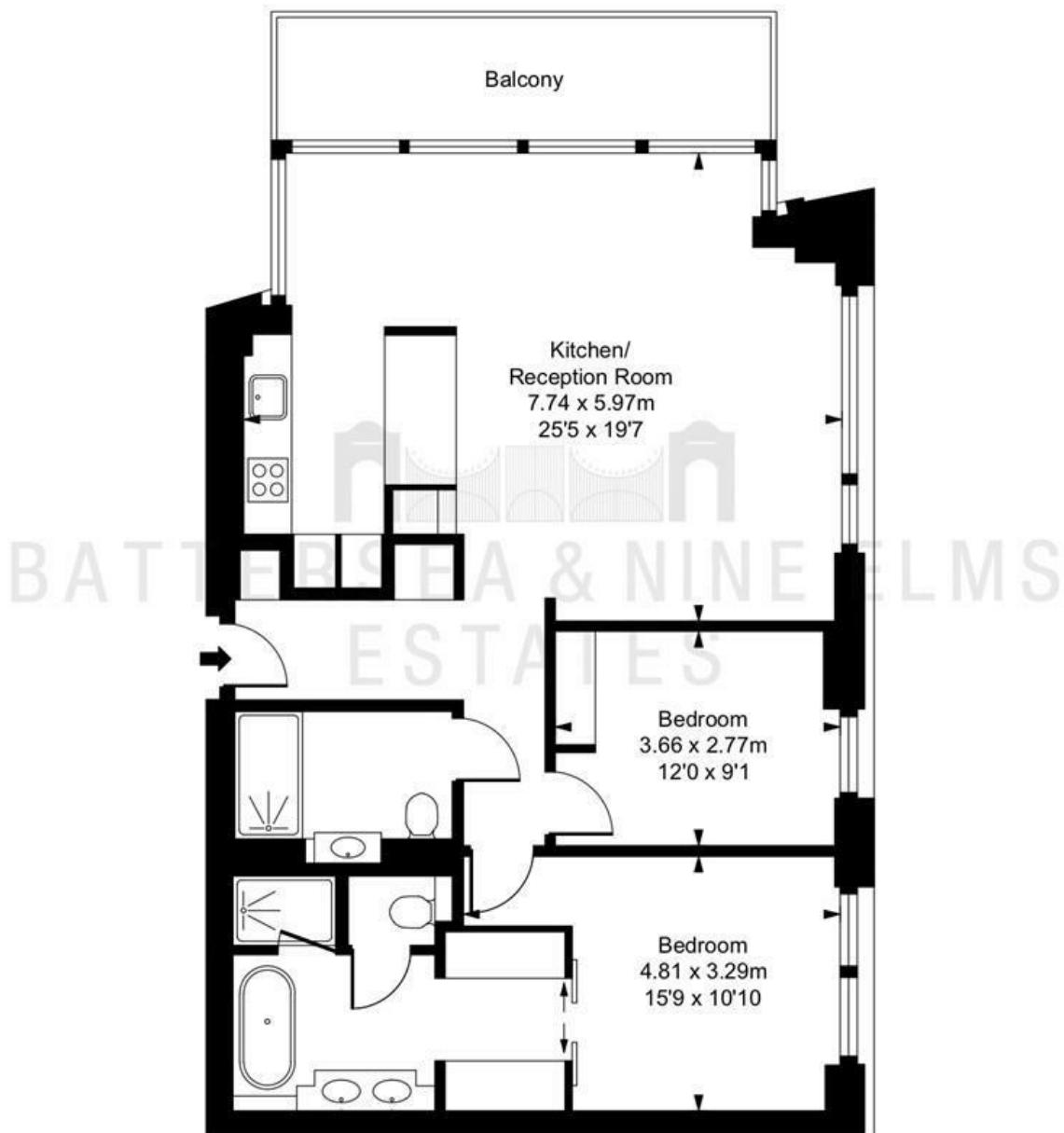


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	