

Viaduct Gardens London

£840 Per Week

This beautiful one bedroom apartment is situated in the sought after Legacy Building, set within Embassy Gardens development. The apartment comprises of an open plan living space with kitchen, boasting a private balcony overlooking the ravine gardens with partial a river view. Luxuriously finished, the property features fully integrated kitchen appliances and stone granite work tops along with oak flooring and broad loom carpeting throughout.

Residents can take advantage of the wonderful onsite amenities including the eagerly anticipated Sky Pool and Deck, private gym and spa and residents cinema. The development is also ideally located including Vauxhall Station, Nine Elms Tube and other zone one transport links.

Minimum contract: 12 months
Change of contract fee: £50 including VAT
Council tax band E: Wandsworth Council
Holding Deposit £840 (1 weeks rent)
Lift access | Cladding: EWS1 Certificate available

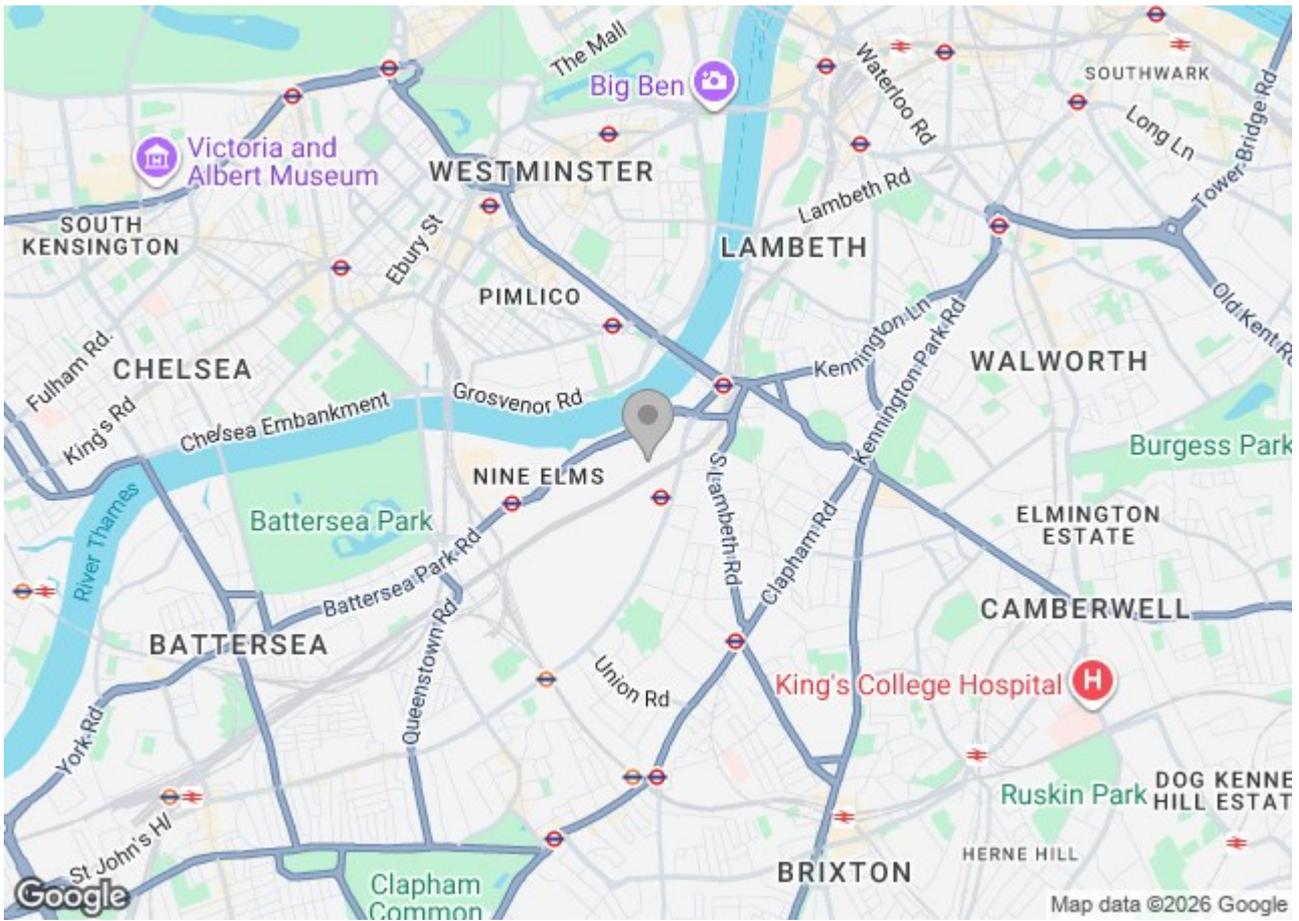
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet - FTTP

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

Viaduct Gardens London



- One bedroom
- One bathroom
- Private balcony
- Sky pool and deck
- Gym and spa
- Excellent transport links
- 24 Hour concierge

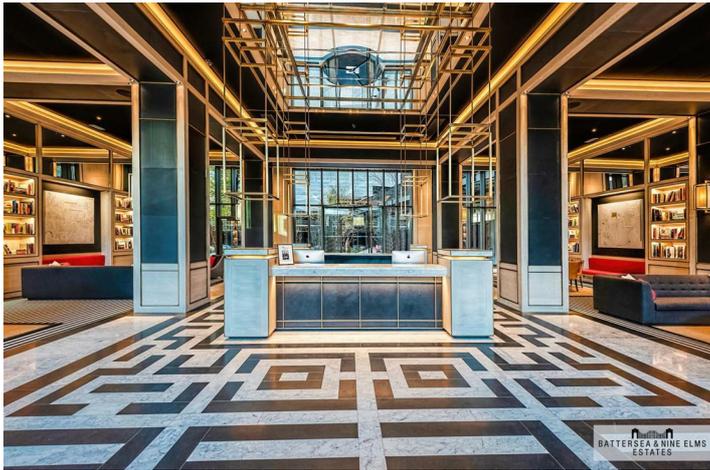




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Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
55.90 sq m / 602 sq ft

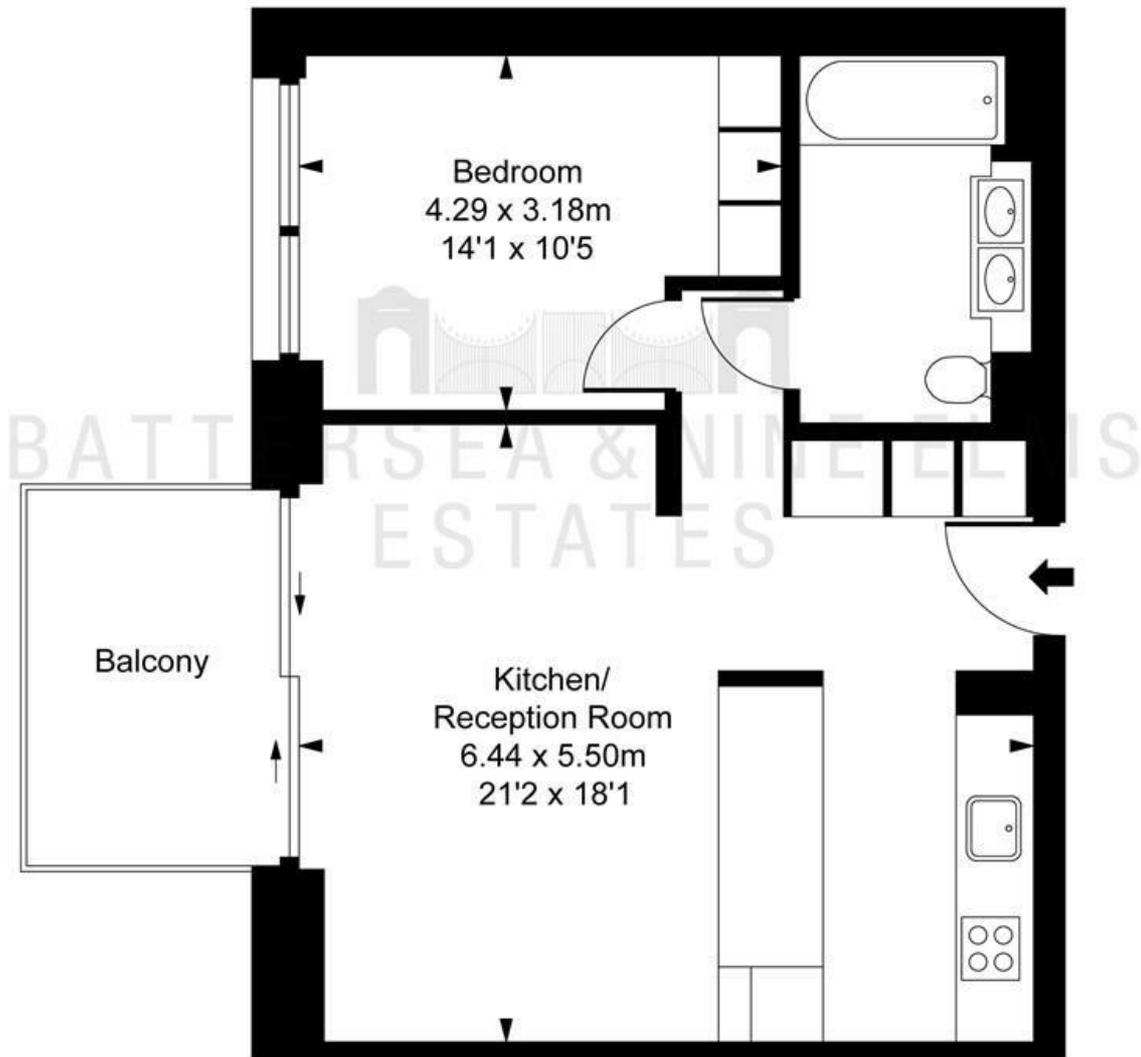


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	