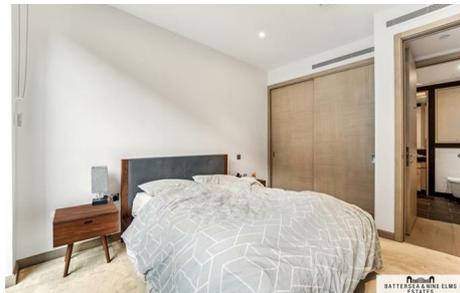




**BATTERSEA & NINE ELMS
ESTATES**



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Legacy Building, Embassy Gardens

Asking Price £750,000

A stunning one bedroom apartment situated within the luxurious Legacy Building. Embassy Gardens is a fantastic development situated in the heart of the Nine Elms regeneration area and located only a stone's throw away from the US embassy.

This beautiful property comprises of an open plan, fully integrated kitchen and a spacious living room and a large private balcony.

Residents will benefit from excellent public transports links and outstanding communal facilities including 24 hour concierge, fitness centre, sky pool and residents library.

Approx. 984 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: E (Wandsworth Council)

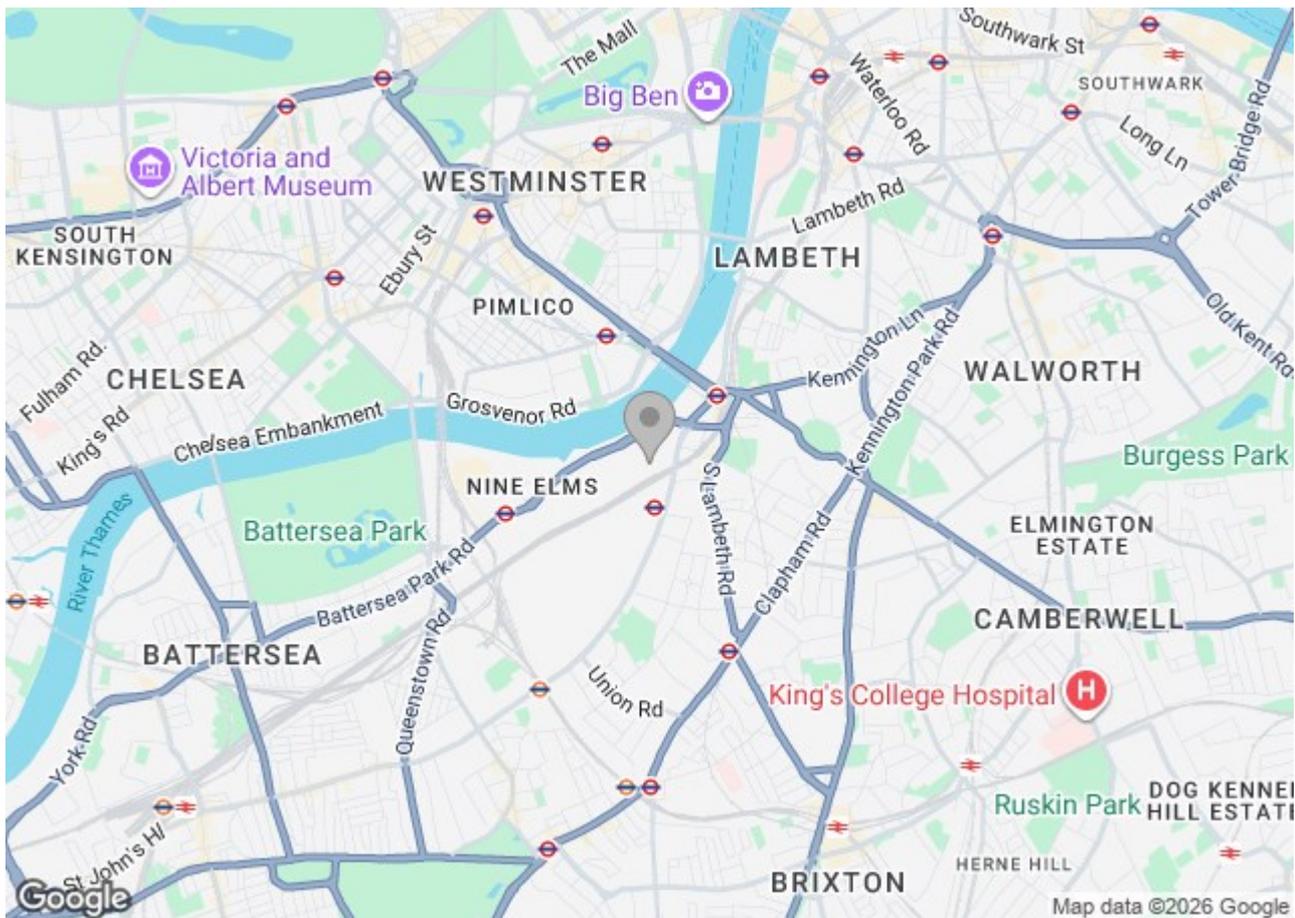
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking no | Cladding: EWS1 Certificate available

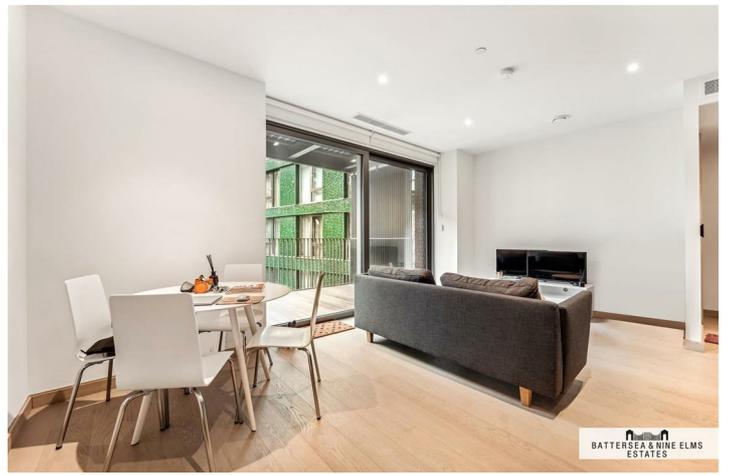
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- One bedroom
- One bathroom
- Furnished
- Gymnasium
- Sky pool
- Residents cinema
- Excellent transport links





Legacy Building, Viaduct Gardens, SW11

Approximate Gross Internal Area
55.5 sq m / 597 sq ft

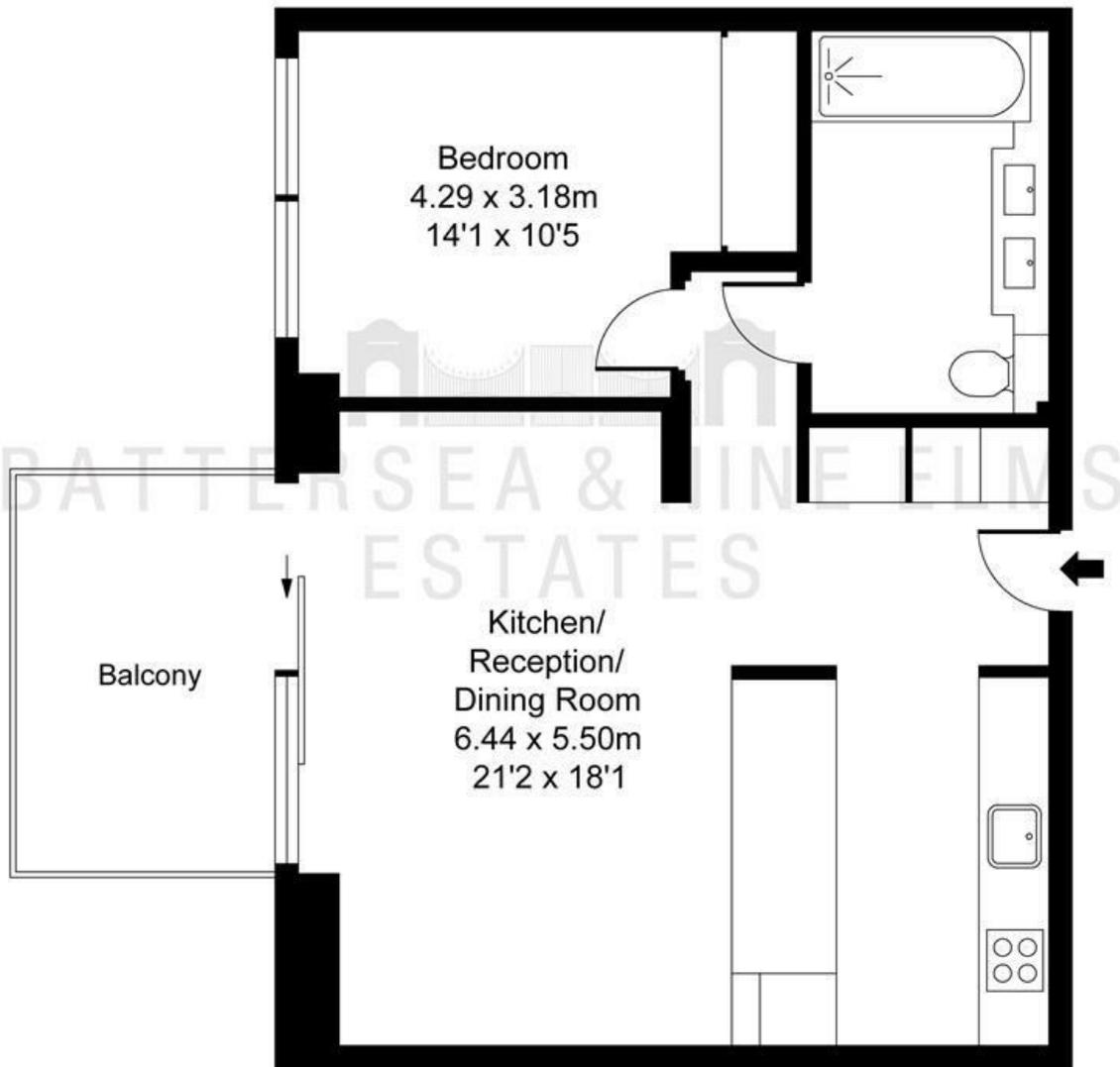


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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