



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
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Legacy Building, Embassy Gardens

Asking Price £945,000

Battersea & Nine Elms Estates is proud to present this high-spec two bedroom, two bathroom apartment situated within the luxurious Legacy Building, Embassy Gardens.

The open-plan layout boasts bright and airy living space finished to the highest of standards, with sleek flooring and contemporary fixtures. The well-sized bedrooms are perfect for restful nights, while the spacious bathrooms offer both style and functionality.

Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to premium retail, dining, and leisure options at Battersea Power Station, alongside excellent transport links to central London via the Nine Elms and Vauxhall stations, this apartment offers an unrivalled lifestyle in an iconic location.

Approx. 985 years remaining on lease

Ground rent amount: Ask Agent

Ground rent review period: Ask Agent

Service charge amount: approx. Ask Agent

Service charge review period: N/A

Council tax band: F (Wandsworth Council)

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | 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



2



2

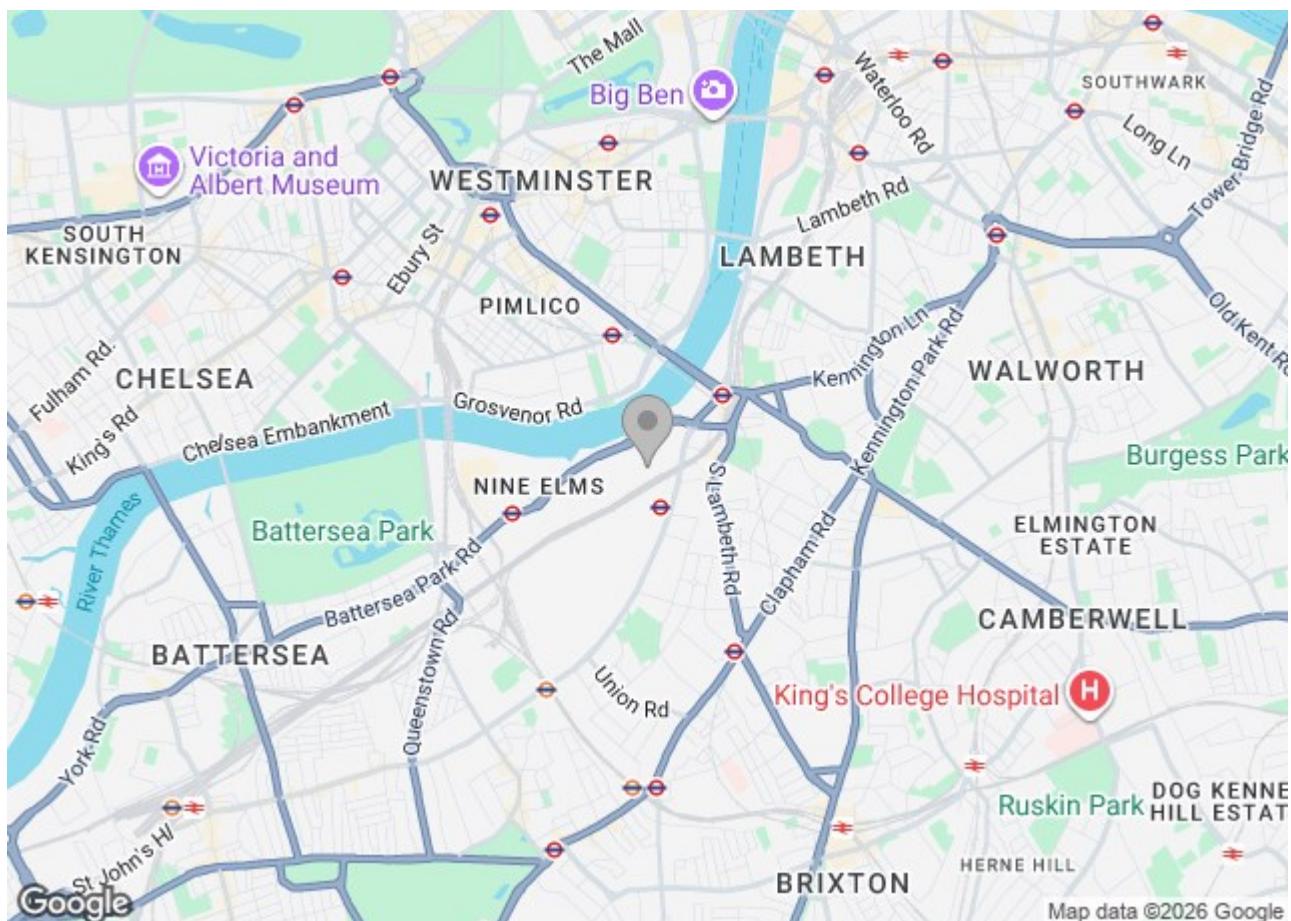


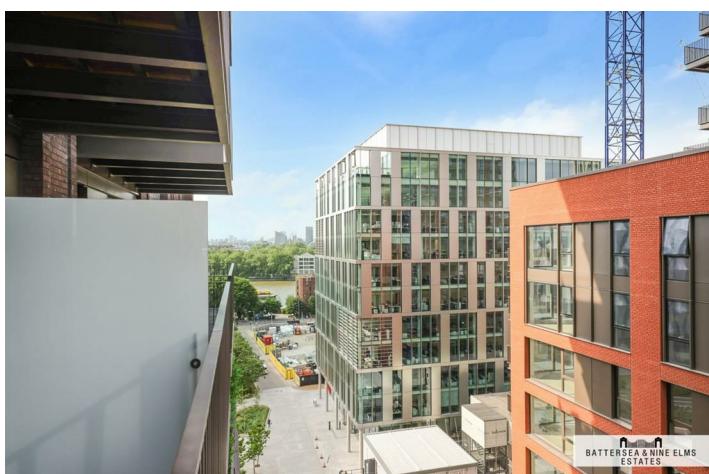
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- Two Bedrooms
- Two Bathrooms
- Private Balcony
- Sky Pool & Orangery
- Fully-Equipped Gym
- Zone 1 Transport Links
- Cinema Room
- 24-hour Concierge
- Additional Indoor Pool





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
74.5 sq m / 802 sq ft

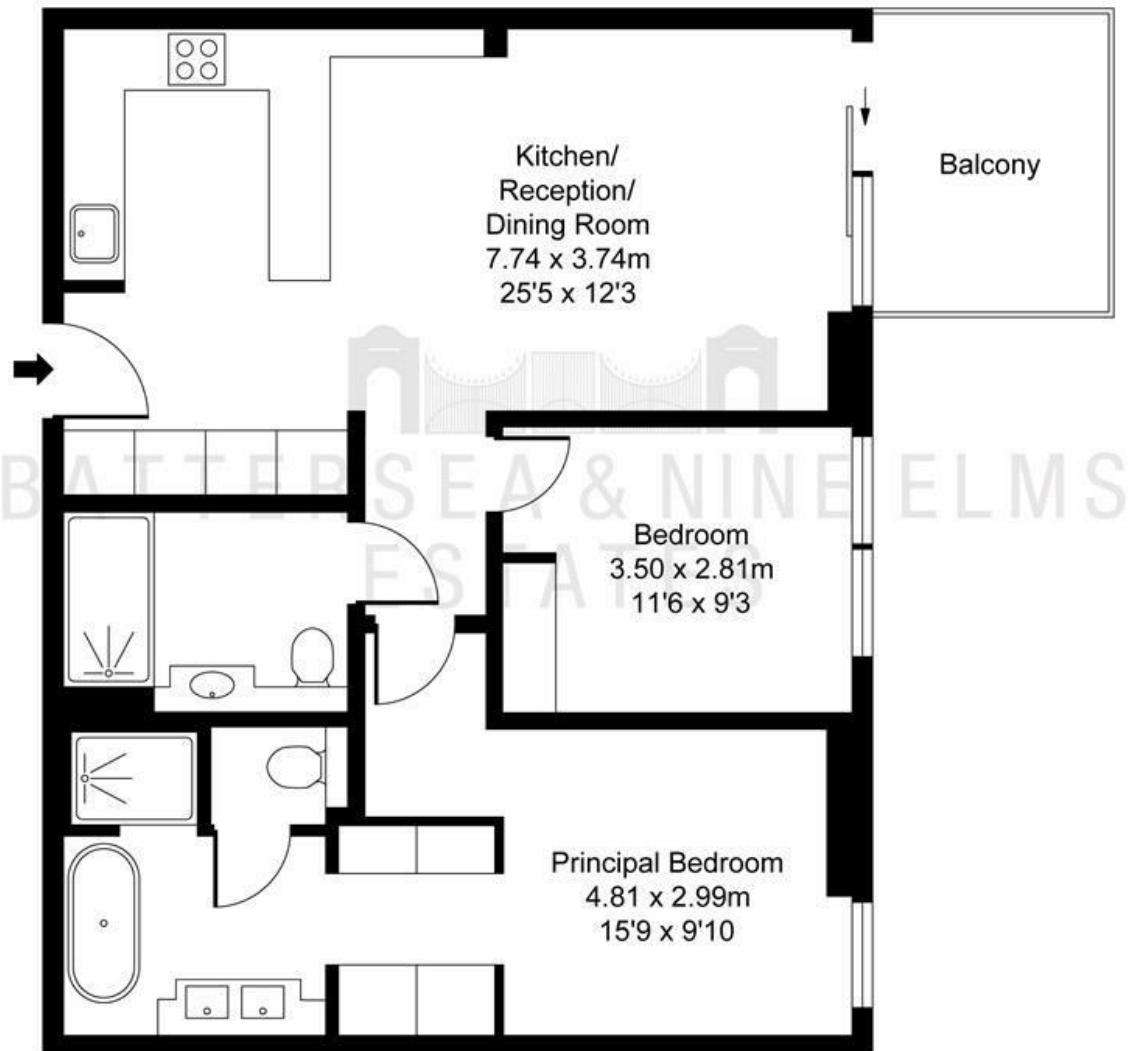


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(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	