

## 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

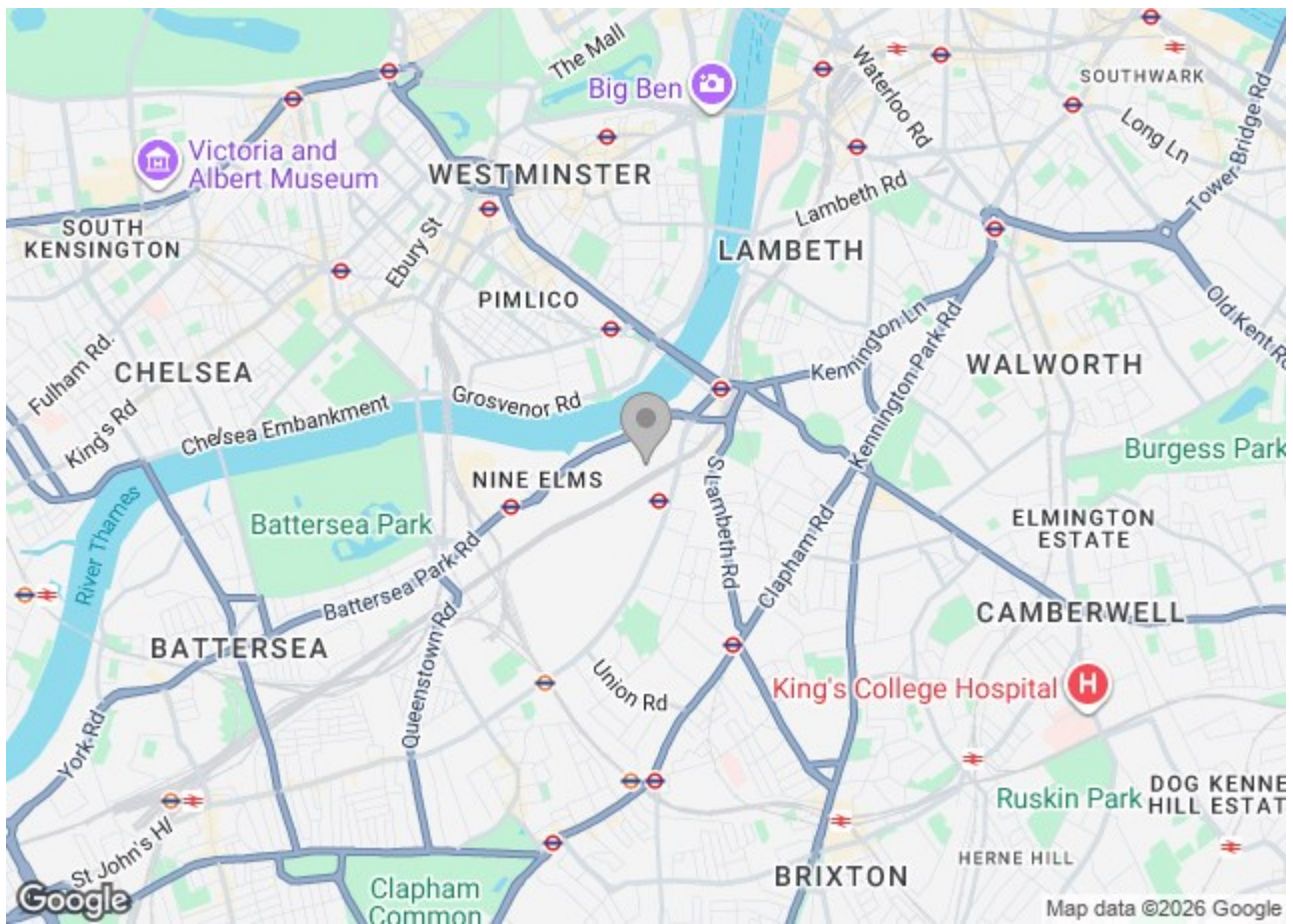
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet - FTTP

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

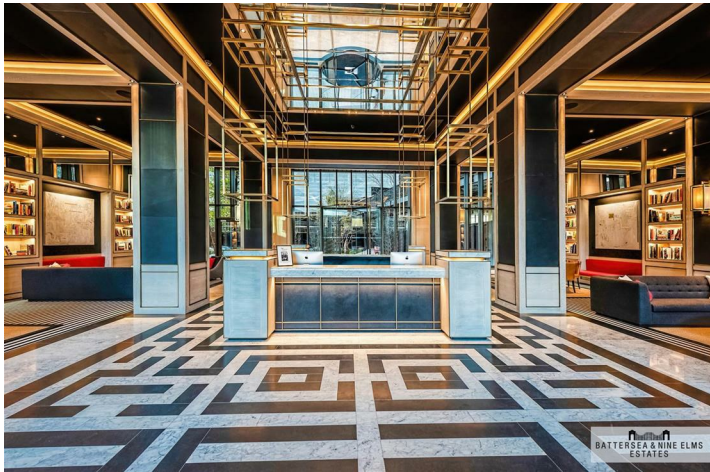
# Viaduct Gardens London



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









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

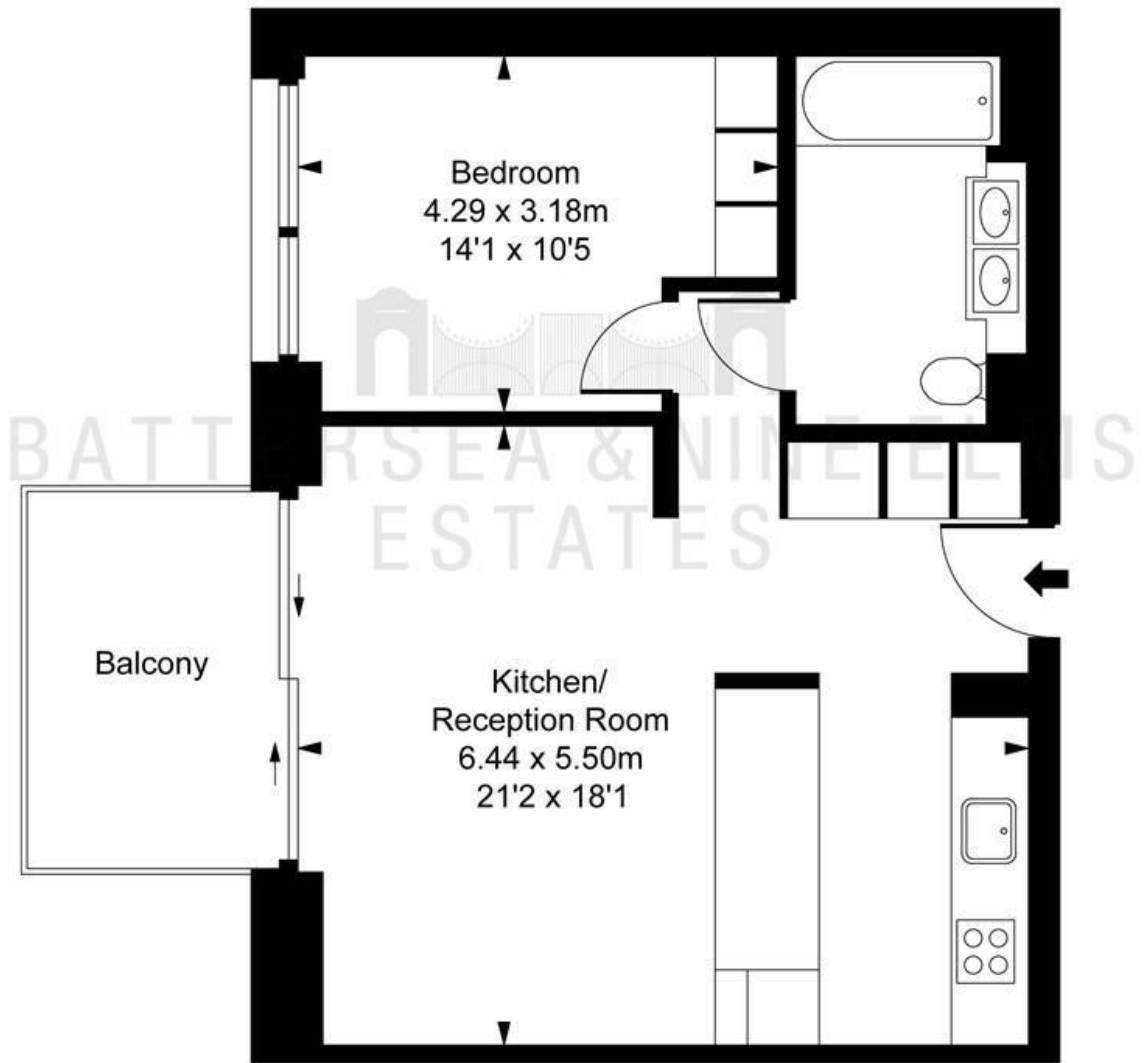


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	