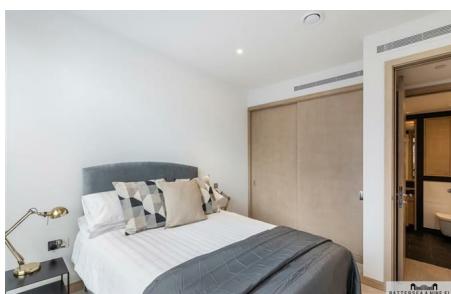


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Viaduct Gardens London

£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

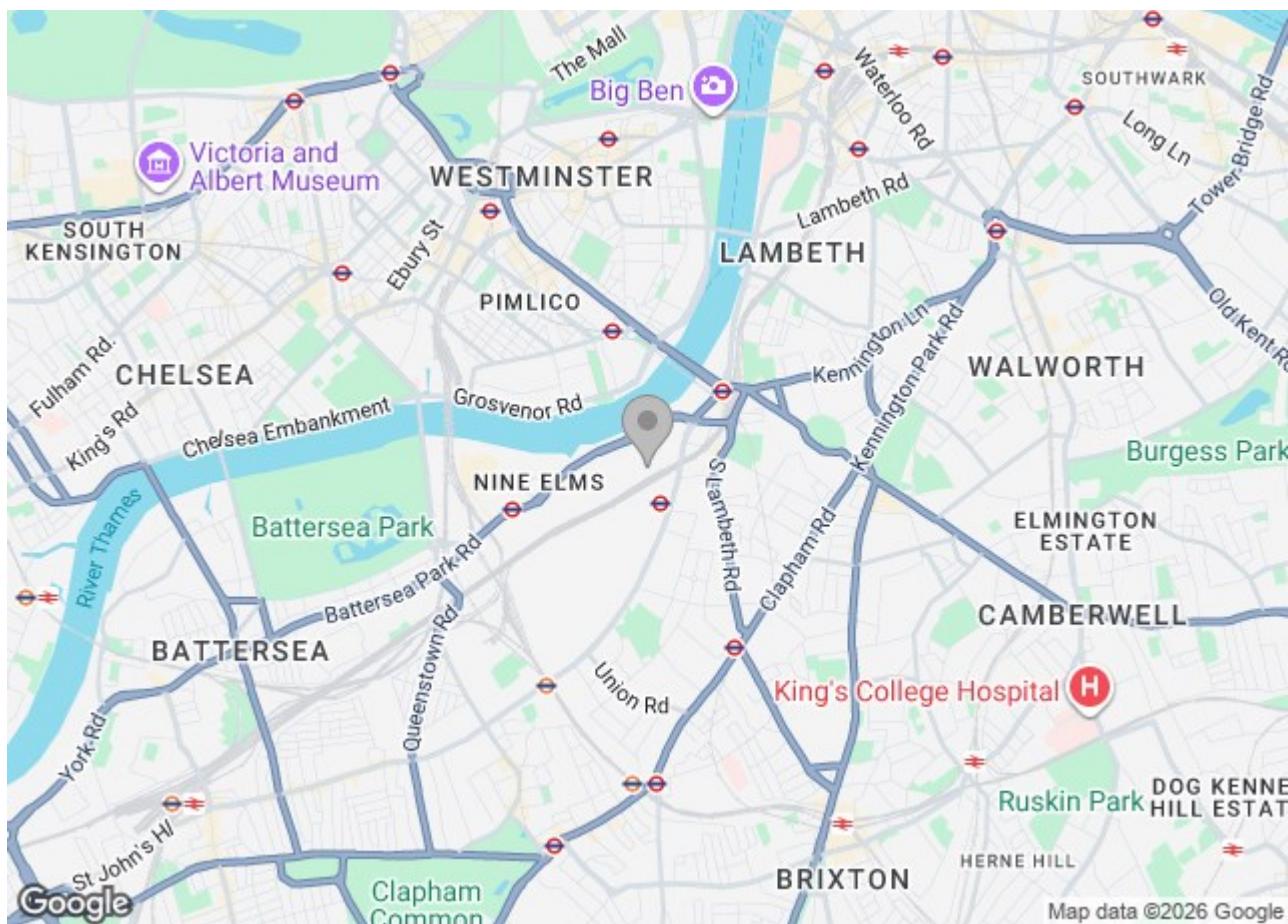
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet - FTTP

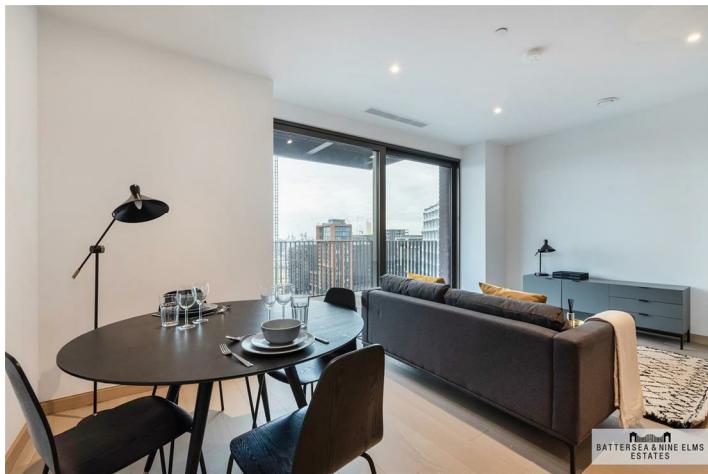
To check broadband and mobile phone coverage please visit Ofcom here.

Viaduct Gardens London



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





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

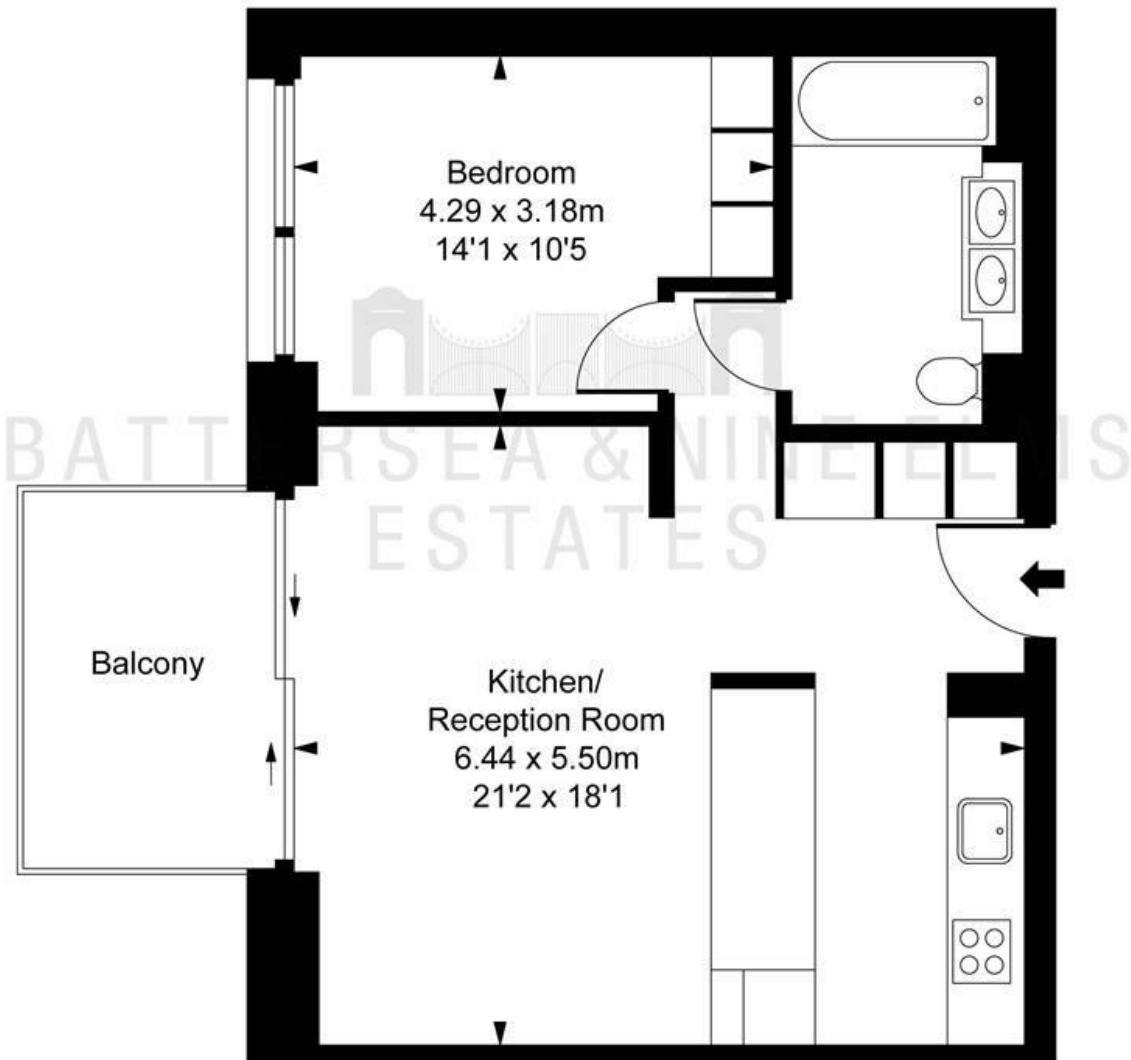


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		83	83
(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		