



Legacy Building, Embassy Gardens Offers In Excess Of £800,000

This delightful vacant property offers a spacious living experience, boasting a generous 778 square feet of well-designed space. The apartment features one inviting reception room, perfect for entertaining guests or enjoying a quiet evening at home.

With two comfortable bedrooms, this residence is ideal for small families, couples, or individuals seeking extra space for a home office or guest room. The two bathrooms (one en-suite) provide convenience and privacy.

Situated in a vibrant area of London, this apartment not only offers modern living but also the added benefits of parking for one vehicle and two private balconies, a rare find in the city. The contemporary design and thoughtful layout make this property a perfect choice for those looking to enjoy the best of urban living while having a peaceful retreat to call home.

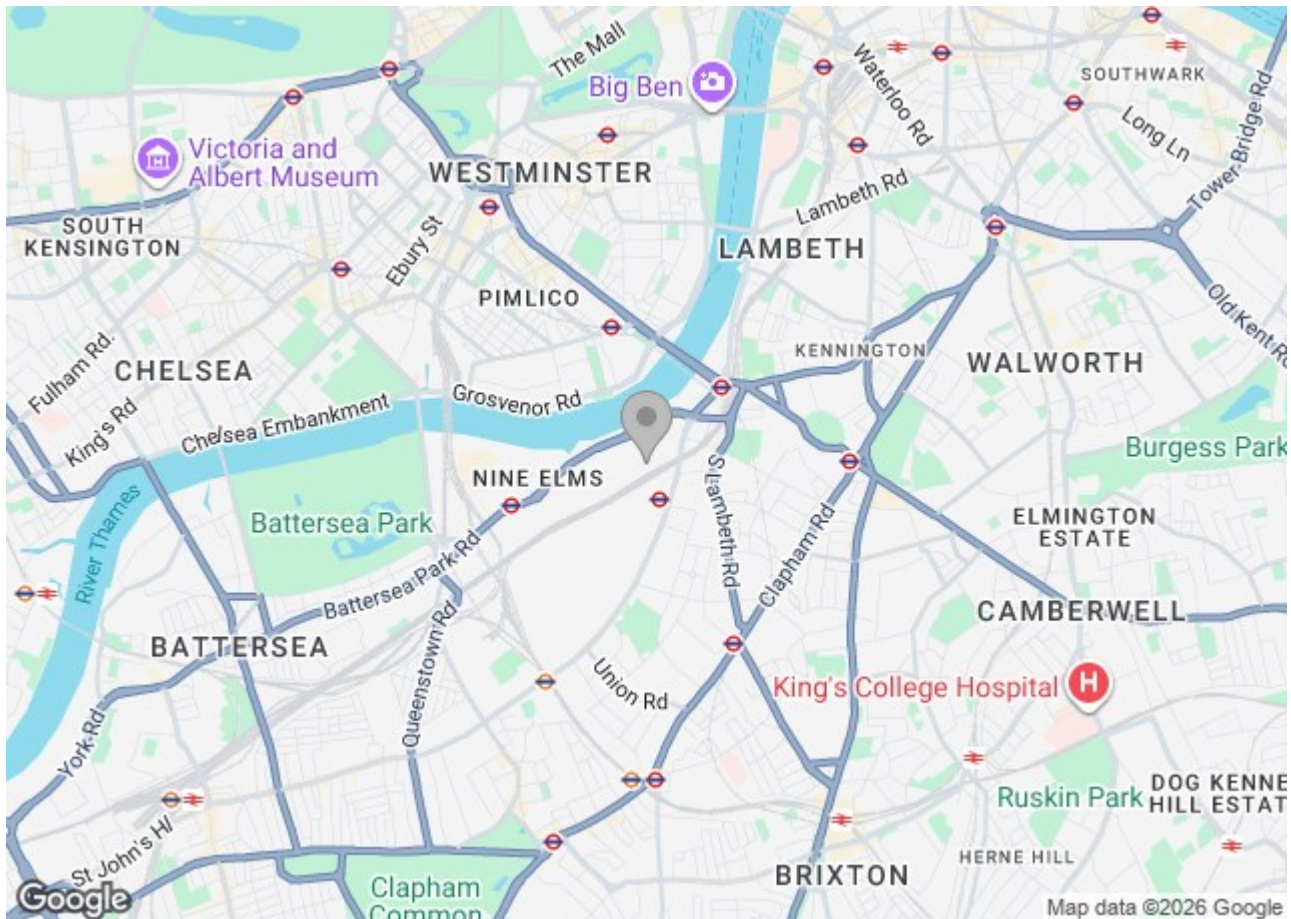
Approximately 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: F Wandsworth

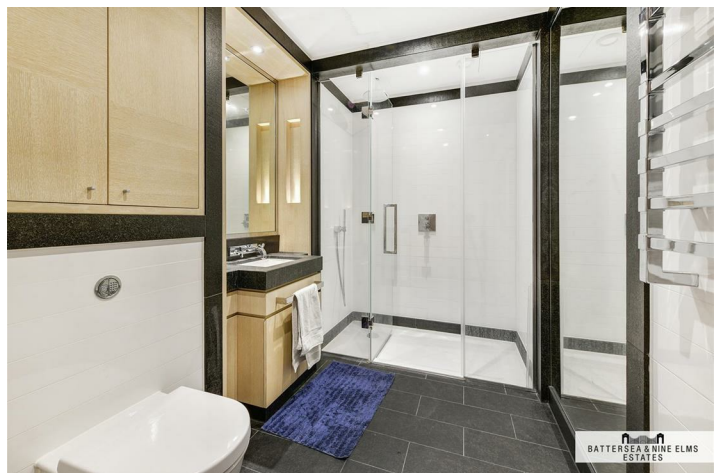
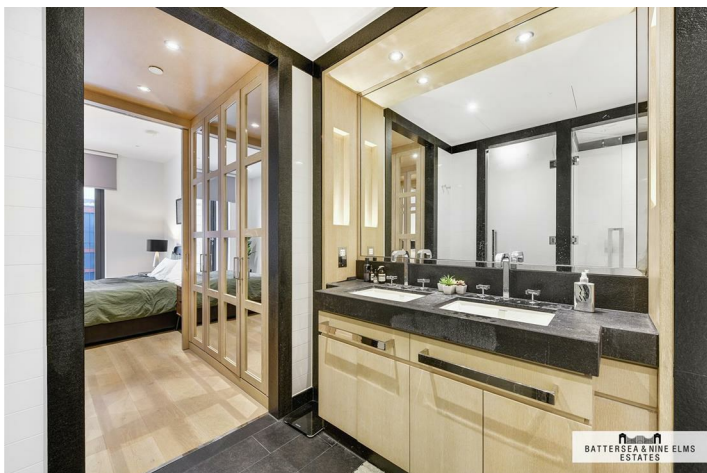
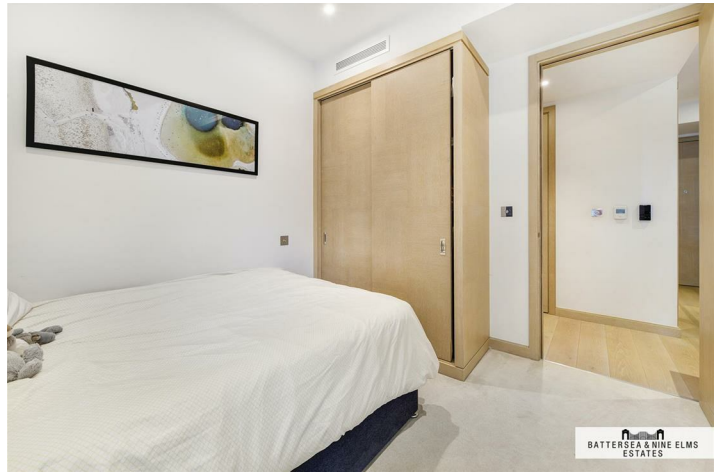
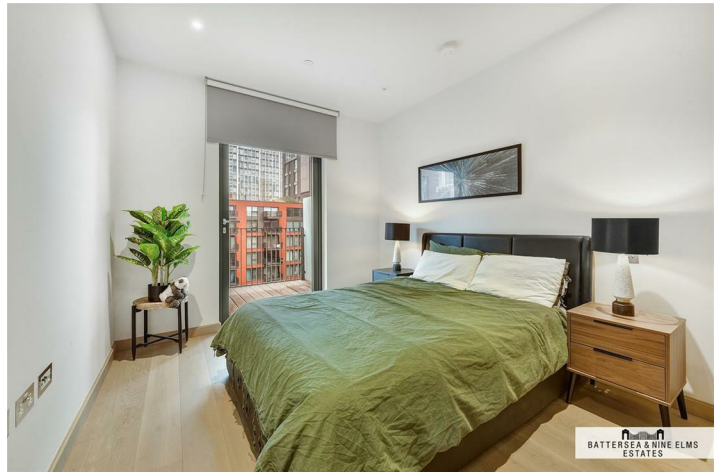
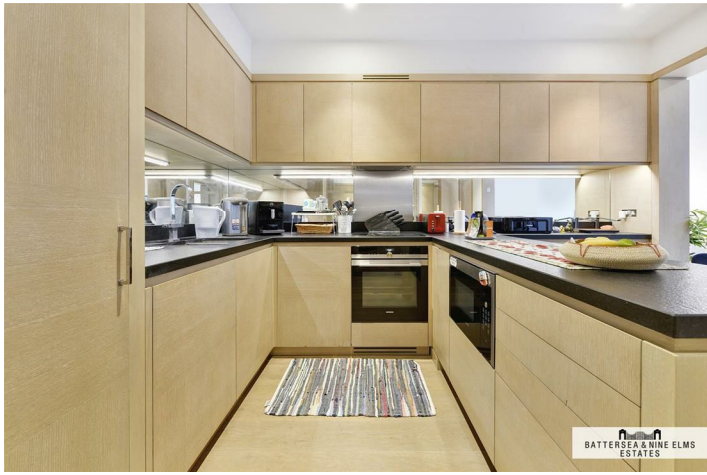
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access
| Cladding: EWS1 Certificate available

1 Viaduct Gardens London



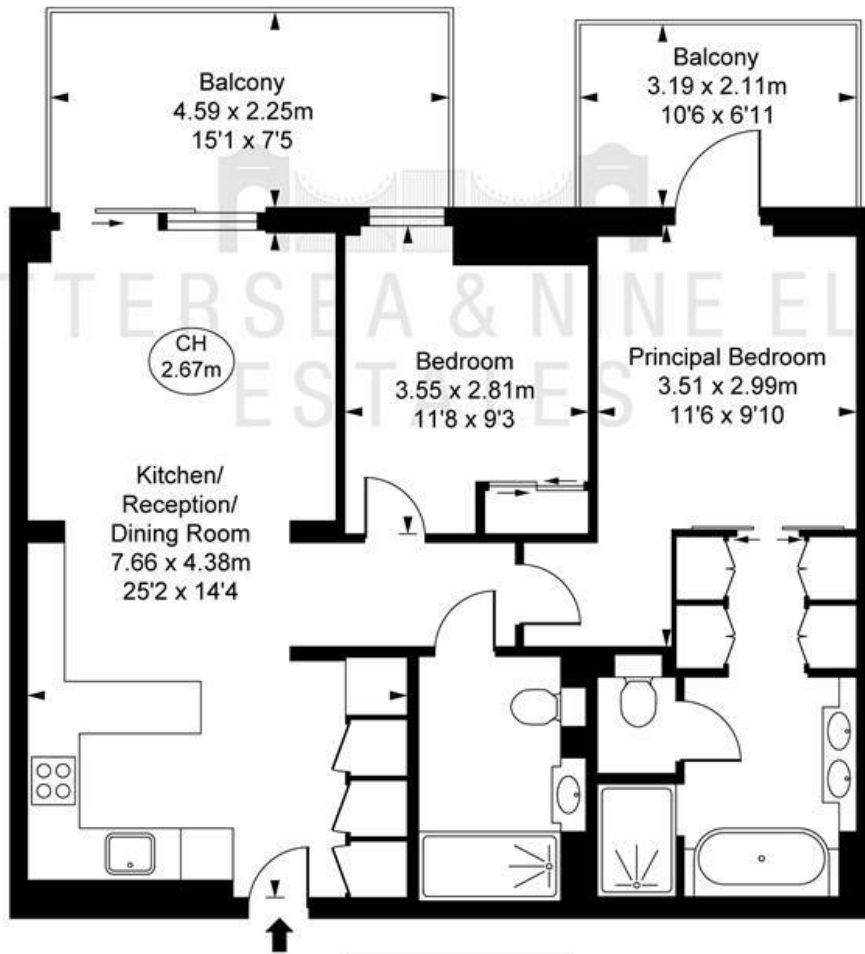
- Two bedrooms
- 24 hour concierge
- Secure parking
- Two bathrooms (one en-suite)
- Residents gymnasium and pool
- Two private balconies
- Sky pool & lounge





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
72.29 sq m / 778 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (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 | 84 | 84 |
| 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 | | |