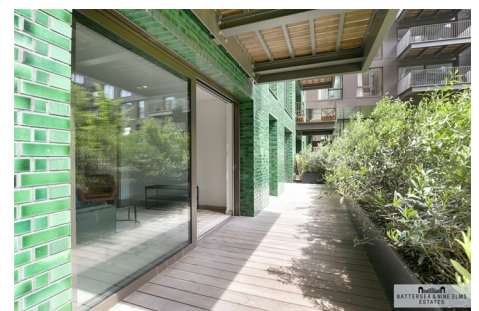
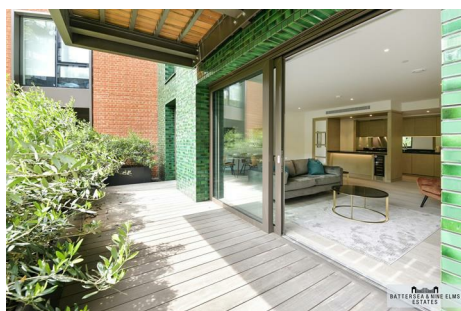




1 Viaduct Gardens London

A spacious two bedroom apartment set in the highly sought after Legacy Building within the exclusive Embassy Garden development. The apartment features two double bedrooms and a larger than average living room. The property also features floor to ceiling windows and benefits from underfloor heating.

Residents can benefit from the amazing communal amenities including the swimming pool, gym and spa and private cinema. The development is ideally located close to Vauxhall station and other zone one transport links

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre | No parking available

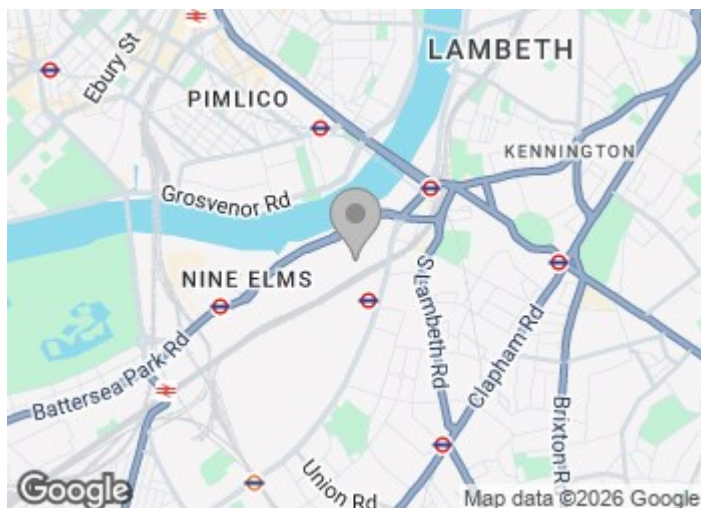
To check broadband and mobile phone coverage please visit Ofcom.

£950,000

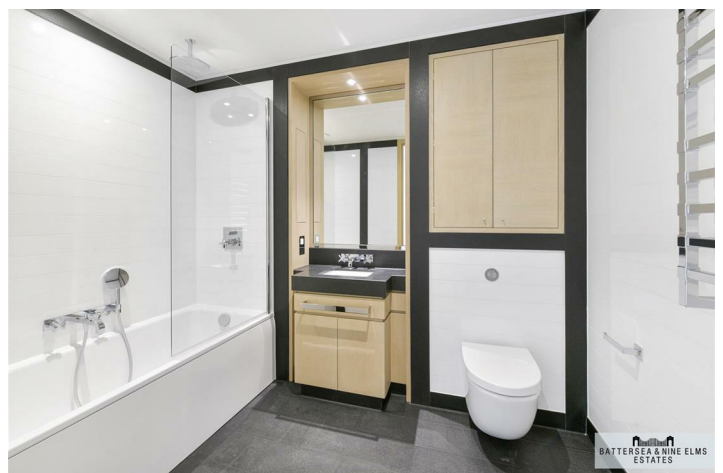
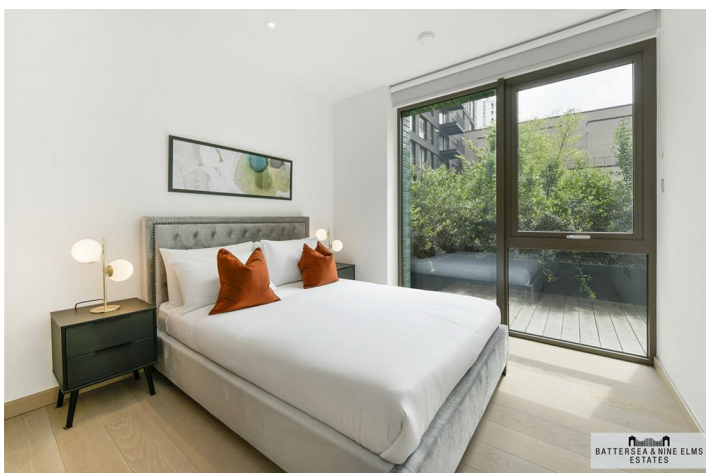
1 Viaduct Gardens London



- Two bathrooms (one en suite)
- Underfloor heating
- 24 Hour concierge
- Residents gym
- Comfort cooling



[Directions](#)



Legacy Building,
Embassy Gardens, SW11
Approximate Gross Internal Area
89.30 sq m / 961 sq ft

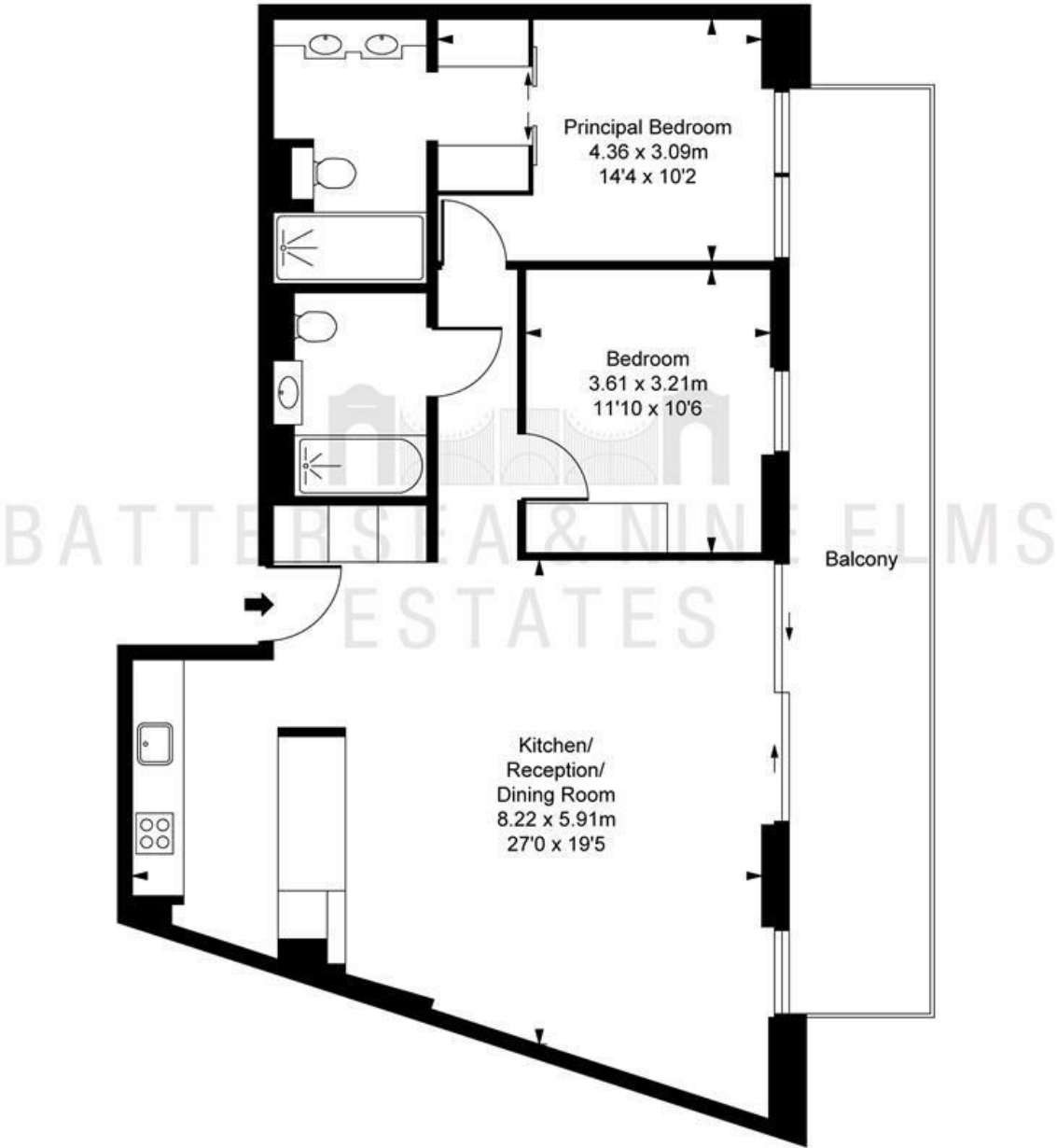


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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