



Legacy Building, Embassy Gardens

Asking Price £1,050,000

Set within the highly sought-after Legacy Building at Embassy Gardens, this beautifully presented two-bedroom apartment offers an exceptional combination of space, style, and premium resident amenities. Extending to approximately 962 sq ft, the apartment also benefits from a secure parking space — a rare and highly valuable addition in this prime Nine Elms location.

The property features a generous open-plan living and dining area with floor-to-ceiling windows, creating a bright and inviting atmosphere throughout. Thoughtfully enhanced by the current owners, the living room includes stylish partitioning, allowing for flexible use of the space while maintaining a contemporary aesthetic.

The modern kitchen is finished to a high standard with integrated appliances and has the added benefit of an installed water softener system for improved water quality and everyday comfort.

Both bedrooms are well-proportioned doubles, with the second bedroom featuring a bespoke fitted wardrobe, maximising both storage and functionality. The principal bedroom further benefits from excellent built-in storage and a sleek en-suite bathroom, complemented by an additional family bathroom finished in Embassy Gardens' signature luxury style.

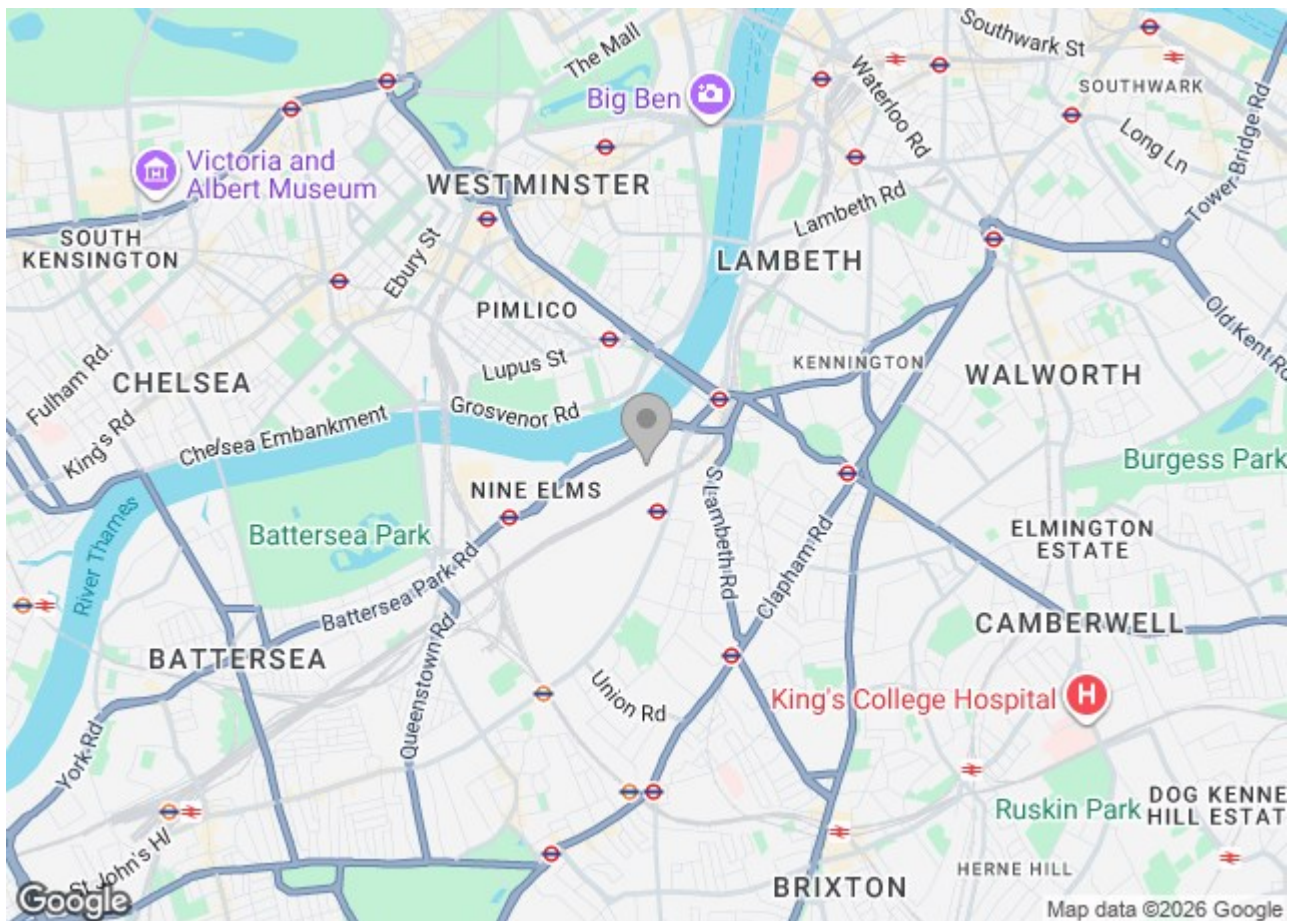
Residents of Embassy Gardens enjoy access to an unrivalled range of facilities including a 24-hour concierge, residents' gym, swimming pool, spa, cinema, business lounge, and beautifully landscaped communal gardens. The development is ideally located moments from the River Thames, with excellent transport connections via Nine Elms and Vauxhall stations, alongside an array of restaurants, cafés, and retail amenities nearby.

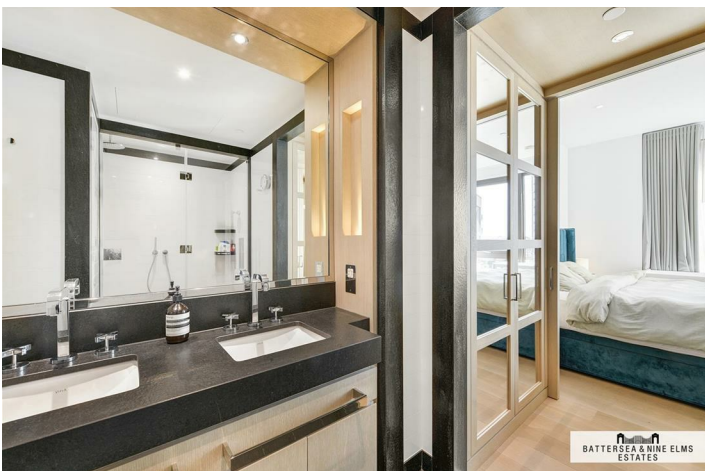
This apartment presents an outstanding opportunity for owner-occupiers and investors alike seeking luxury living in one of London's most dynamic developments.

1 Viaduct Gardens London



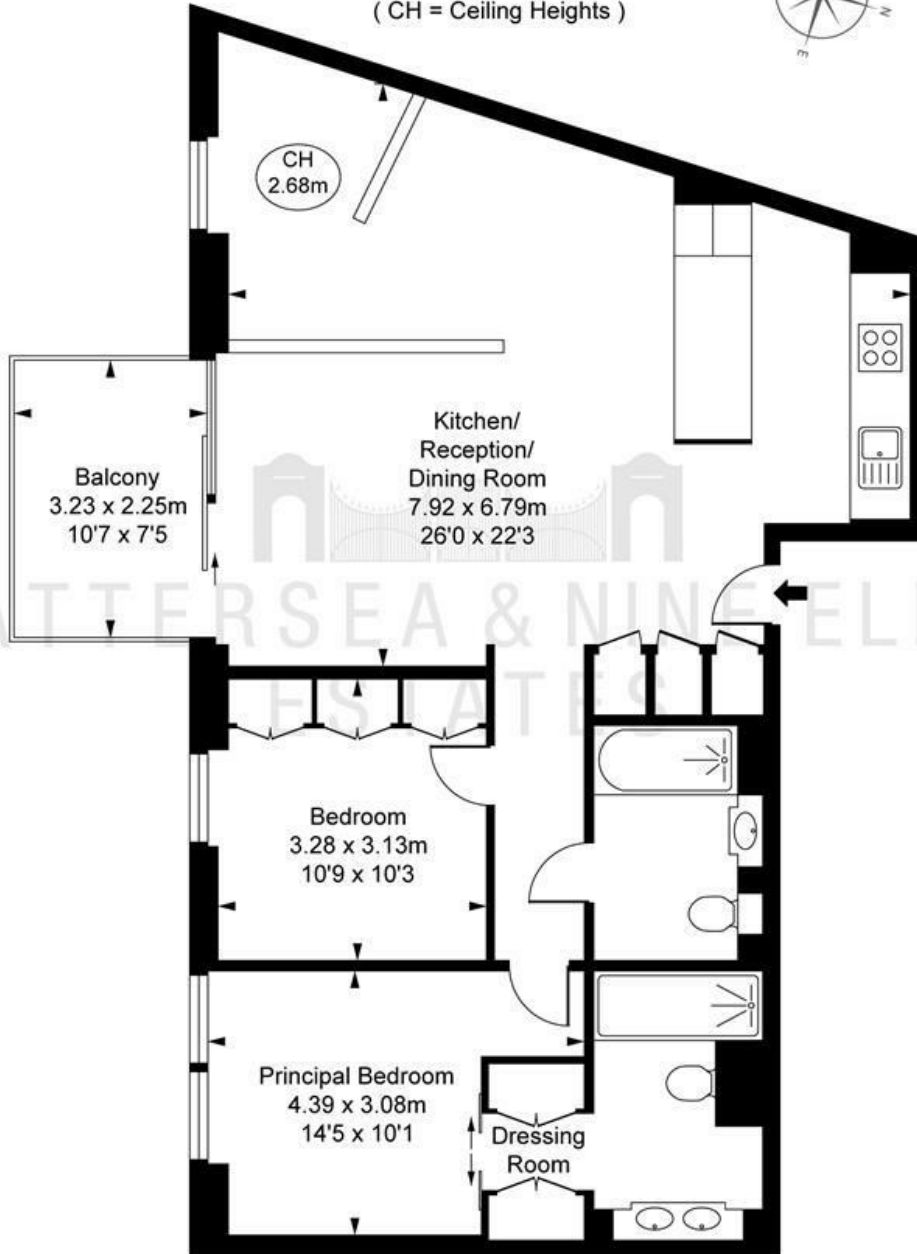
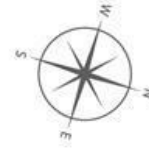
- Two bedrooms
- 24 hour concierge
- Residents gymnasium
- Two bathrooms (one en-suite)
- Valet parking
- Private balcony
- Sky pool





Floor Plan

Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
89.40 sq m / 962 sq ft
(CH = Ceiling Heights)



BATTERSEA & NINE ELMS
ESTATES



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in 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		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	