



Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,658 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



1 Viaduct Gardens London

SW11 7EG



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Legacy Building part of the Embassy Gardens.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage.

The apartment is equipped with a gym, swimming pool, private cinema, library, etc., making your stay more secure and convenient, and easy to enjoy a comfortable and leisure time after your busy life.

The apartment is located in the area with many landmarks such as the London Eye, City Hall, Borough Market, Shakespeare Globe and Tate Modern.

Residents can walk to the Nine Elms Line, an extension of the Northern Line. The planned pedestrian and bicycle bridge will connect to the north bank of the Thames, and can easily reach Belgravia and Pimlico.

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- 16th Floor
- 24h Security
- Swimming Pool
- Nine Elms
- Central London

- Concierge Service
- The Gym
- Cinema & Game Room
- Walk to Tube Stations





2 Bedroom
Internal Area
 71.7 sq m / 772 sq ft
**Kitchen/Dining Area
 & Living Room**
 7670 × 3620mm
Bedroom 1
 4123 × 3000mm
Bedroom 2
 3920 × 2730mm
Balcony
 6.7 sq m / 72 sq ft



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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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