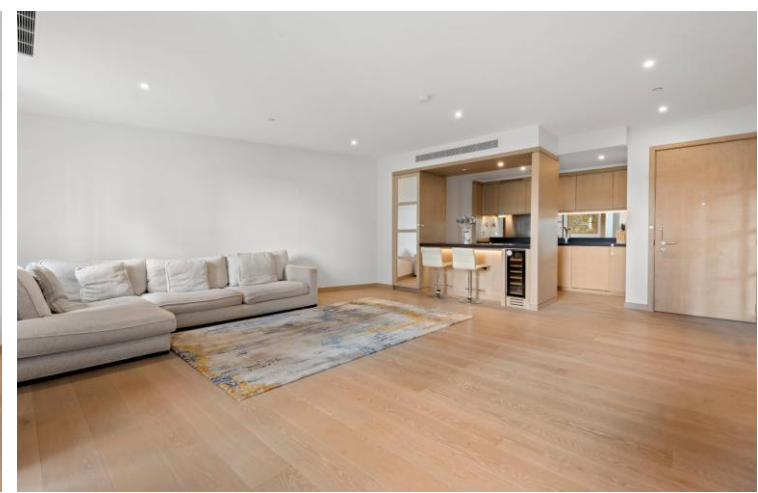




Viaduct Gardens
London, SW11





Stunning two bedroom, two-bathroom apartment in Embassy Gardens, the lively and verdant city-centre neighbourhood that wraps around the new U.S. Embassy, on London's South Bank.

Boasts two double bedrooms, two large bathrooms (one is en-suite), an open plan bright living room and fully integrated kitchen with quality appliances. Further benefits from balcony and views onto the internal courtyard, it is a superb property.

Embassy Gardens is home to destination retailers, creative businesses and an exclusive residents-only amenity offering like no other in London – including two state-of-the-art gyms, luxurious spa facilities, indoor pool, 24-hour concierge and the world-famous SkyPool. And now, with the arrival of The Modern this extraordinary place is complete. Bold, 21st Century apartments in a building and a district where every detail has been designed for an easier, more connected, more enjoyable, and more contemporary way of life.

Apartments that embody the best in new British design. The Modern at Embassy Gardens offers a fresh, luxurious and highly contemporary take on apartment living in London right now. The Modern features 21 floors of light-filled, and contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Embassy Gardens and the Linear Park.

Embassy Gardens is London's new diplomatic precinct on the riverside, the residential and commercial centrepiece of the Nine Elms Regeneration Area. With the relocation of multiple embassies to this area, one of the most ambitious urban rejuvenation plans in London's history has come to a successful fruition.

- 24 Hour Concierge
- Swimming pool
- Lift Access
- Furnished
- New Build
- Open Plan Living

£4,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Score	Energy rating	Current	Potential
92+	A		
81-91	B	97 B	97 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: £6,230.77
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

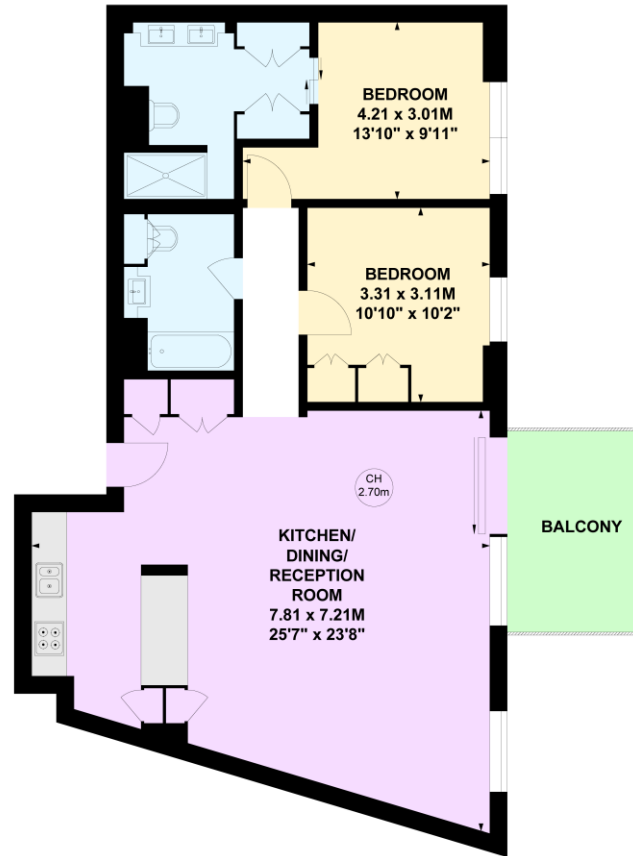
62-64 Battersea Bridge Road
 London
 SW11 3AG

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 02030408269
chestertons.co.uk

Viaduct Gardens, SW11

Approximate gross internal area
85.41 sq m / 919 sq ft

Key :
CH - Ceiling Height



Fourth Floor

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