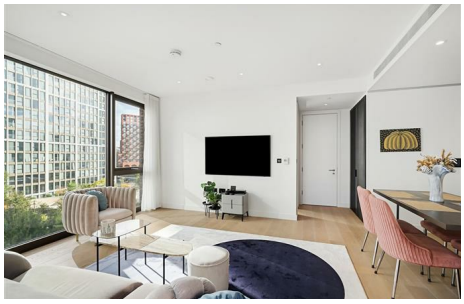
BATTERSEA & NINE ELMS ESTATES

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Legacy Building, Embassy Gardens, SW11

Asking Price £850,000

Set within the prestigious Legacy Building at Embassy Gardens, this beautifully presented two-bedroom apartment offers approximately 817 sq ft (75.9 sq m) of luxurious living space, complemented by a private balcony boasting impressive views towards the iconic US Embassy and surrounding London skyline.

Finished to an exceptional standard throughout, the apartment features a spacious open-plan reception and dining area, flooded with natural light through expansive floor-to-ceiling windows. The sleek, fully integrated kitchen showcases contemporary cabinetry, premium appliances and elegant finishes, creating the perfect space for modern living and entertaining.

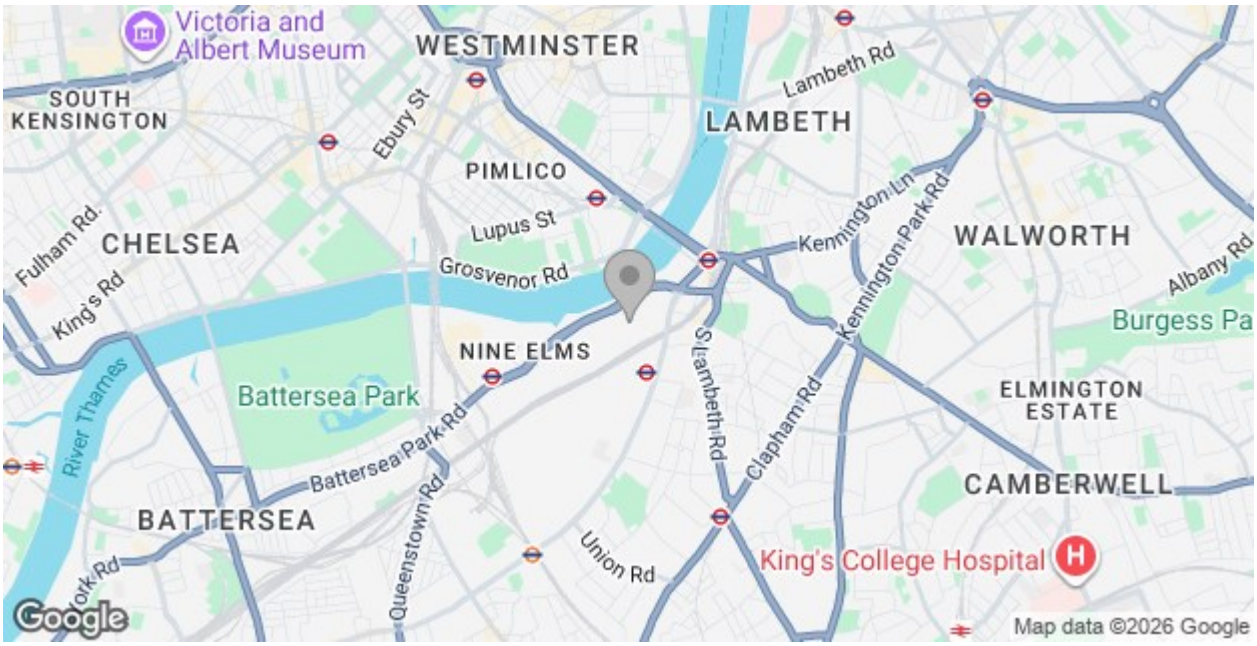
Both double bedrooms are generously proportioned, featuring fitted wardrobes and large windows. The principal bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the second bedroom. Additional highlights include comfort cooling, wood flooring and excellent storage throughout.

Residents of Embassy Gardens enjoy access to an outstanding selection of exclusive facilities, including the world-famous Sky Pool, indoor swimming pool, state-of-the-art gymnasium, spa facilities, private cinema, residents' lounges and 24-hour concierge service.

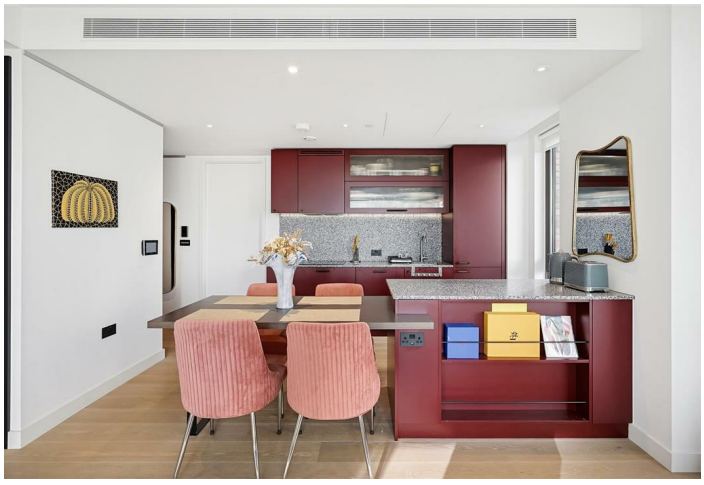
Perfectly positioned in the heart of Nine Elms, the development is moments from Battersea Power Station, the River Thames and a vibrant collection of restaurants, cafés and shops. Excellent transport connections are available via Nine Elms and Battersea Power Station Underground stations.

2 2 1

- Two double bedrooms and two bathrooms
- Approx. 817 sq ft (75.9 sq m)
- Private balcony with US Embassy views
- Spacious open-plan living area
- Contemporary fully fitted kitchen
- Floor-to-ceiling windows
- Exclusive Sky Pool and leisure facilities
- Residents' gym, spa and private cinema
- 24-hour concierge
- Prime Nine Elms location

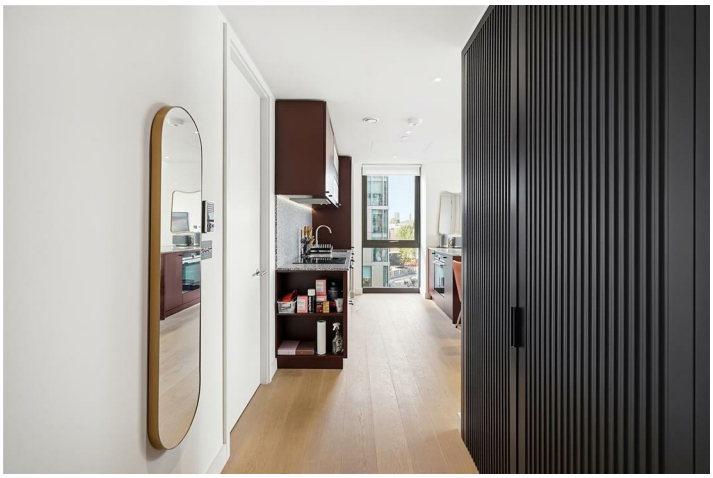






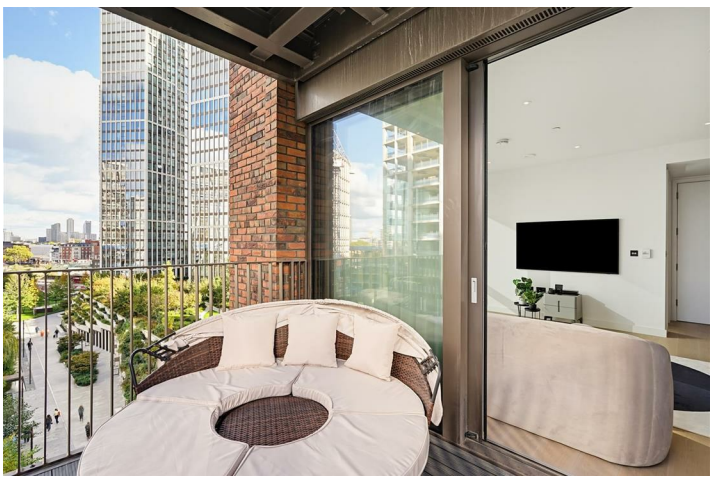










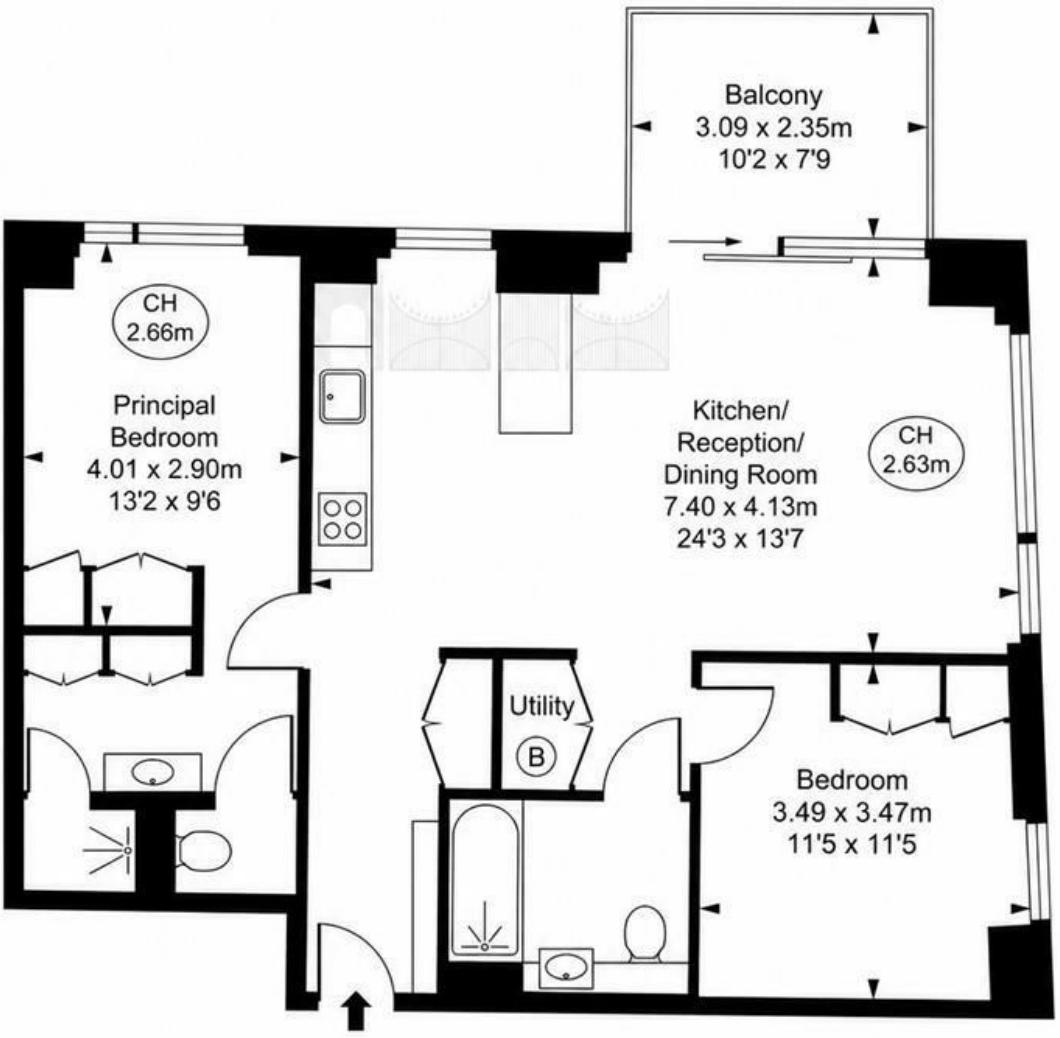
Floor Plan

Legacy Building, Viaduct Gardens, SW11

Approximate Gross Internal Area

75.90 sq m / 817 sq ft

(CH = Ceiling Heights)



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