

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on

+44 (0)207 720 6089



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1 Viaduct Gardens London

£1,100 Per Week

A stunning two bedroom apartment with far reaching views. This luxury apartment set within the Legacy Building of Embassy Gardens offers bright and spacious accommodation, with underfloor heating & comfort cooling.

Residents can take advantage of the exciting communal amenities including the wonderful Sky Pool, Sky Deck and Orangery restaurant as well as the gym, spa and private cinema. The development is located close to zone one transport links including Vauxhall & Nine Elms stations.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

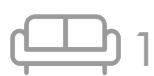
Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,100 (1 weeks rent, subject to agreed offer)

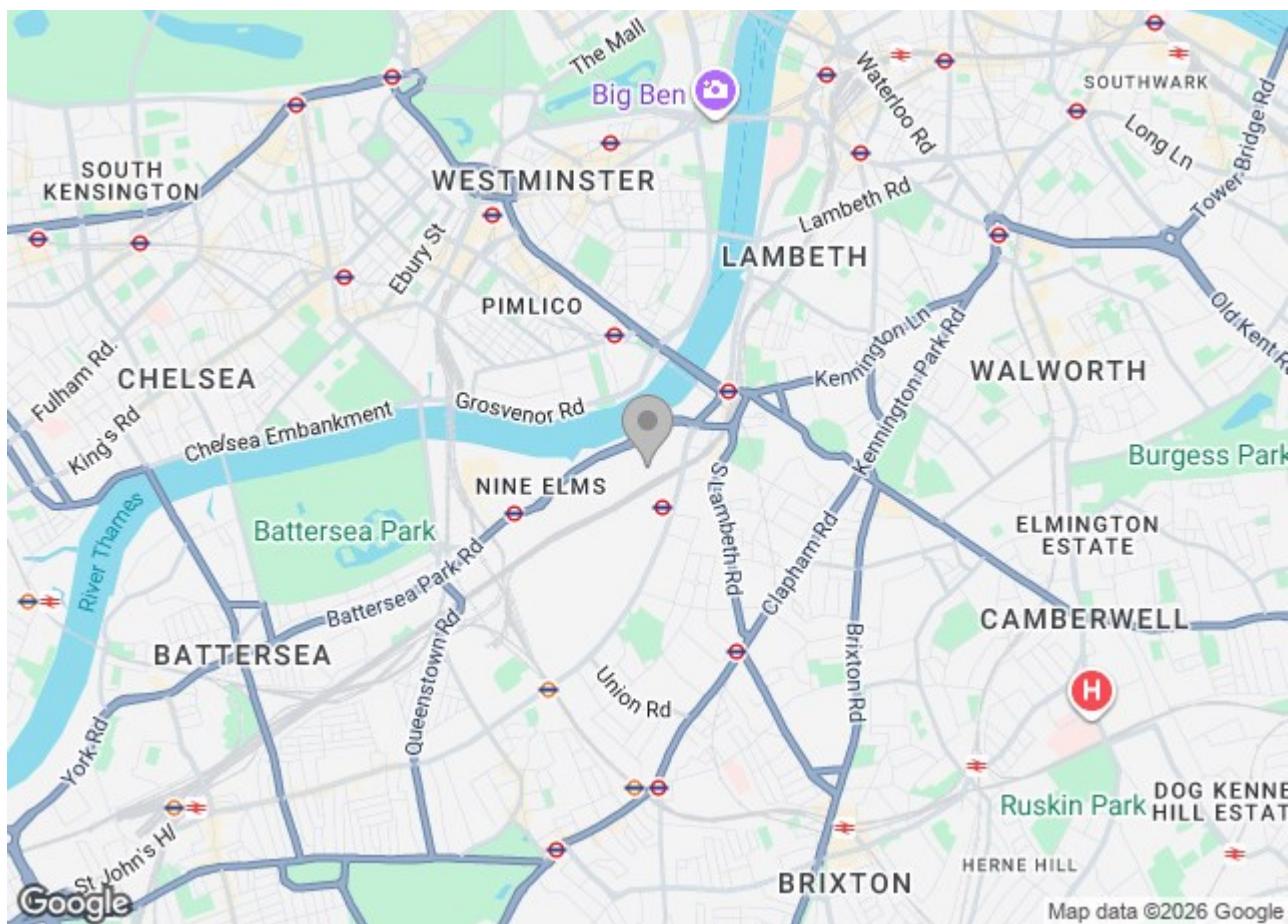
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttb

To check broadband and mobile phone coverage please visit Ofcom.

1 Viaduct Gardens London



- Two double bedrooms
- Private balcony
- Residents' indoor pool, gym and spa
- Two bathrooms (one en suite)
- Moments to Zone 1 transport links
- 24 Hour concierge
- Residents' sky pool and orangery





Legacy Building,
Embassy Gardens, SW11

Approximate Gross Internal Area
90.2 sq m / 971 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		85	85
(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	