



  
**BATTERSEA & NINE ELMS  
ESTATES**



## Legacy Building, Embassy Gardens

**Asking Price £1,300,000**

Nestled in one of London's most exciting and prestigious developments, this elegant two-bedroom apartment offers over 1000 sq. ft. of modern living space in the heart of Nine Elms. This stunning apartment combines luxury with convenience in one of the city's most sought-after locations.

Boasting an open-plan layout, the bright and airy living area features high-end finishes, including sleek flooring and contemporary fixtures. The well-sized bedroom is perfect for restful nights, while the spacious bathroom offers both style and functionality. The property also benefits from an additional study space perfect for the modern working life.

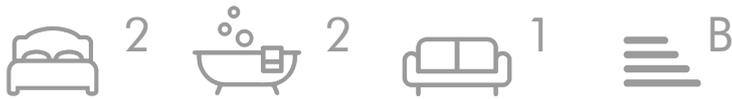
Residents of this exclusive development enjoy world-class amenities, including a concierge service, a state-of-the-art gym, and the famous sky pool. With close access to top-tier retail, dining, and leisure options, plus excellent transport links to central London, this apartment offers an unrivalled lifestyle in an iconic location.

Approximately 984 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: G - Wandsworth

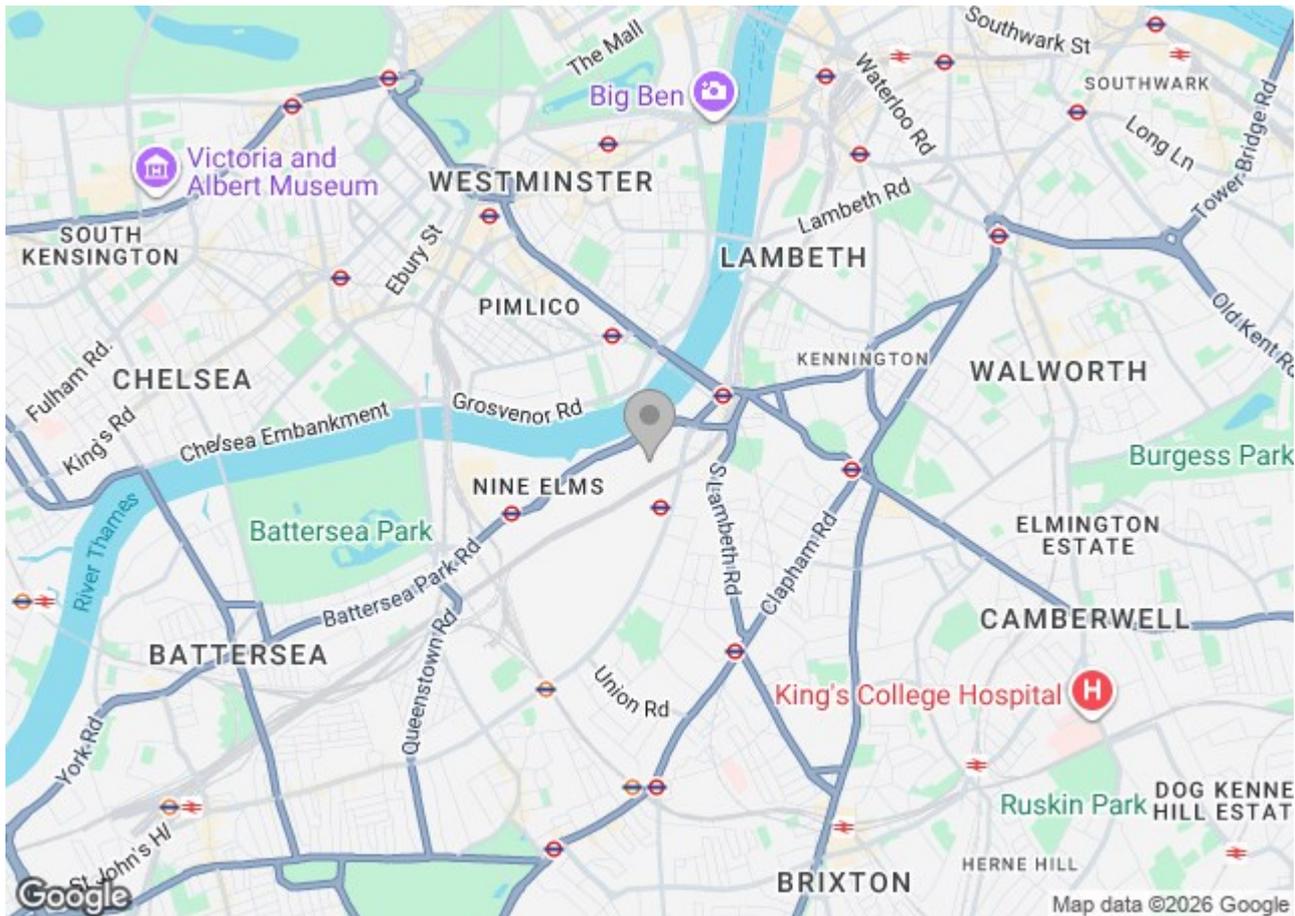
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access |  
Cladding: EWS1 Certificate available

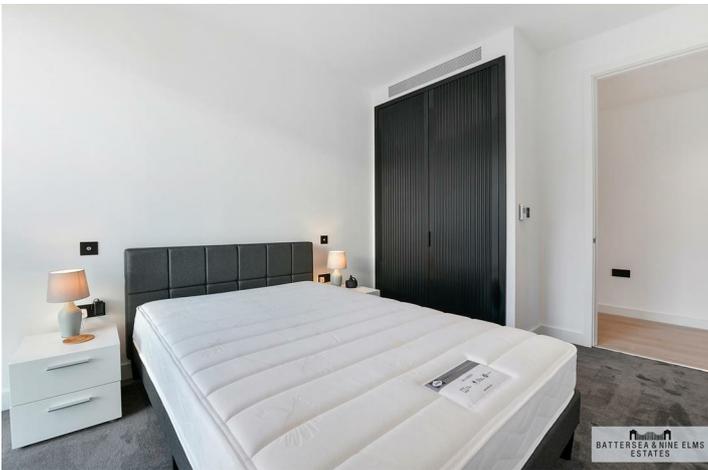
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



- 24 Hour concierge
- Resident gym and swimming pool
- Two bedrooms
- Close to zone 1 transport links
- Two bathrooms
- Additional study





# Floor Plan

The Modern,  
Embassy Gardens, SW11  
Approximate Gross Internal Area  
99.9 sq m / 1,075 sq ft

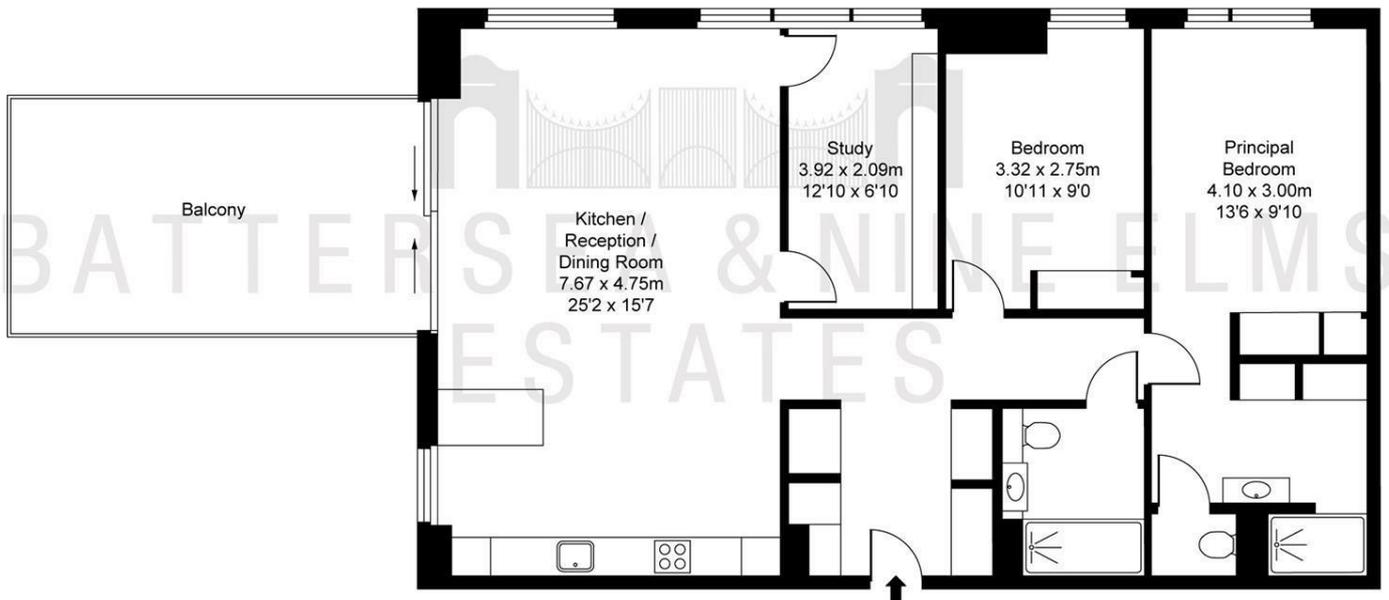


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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