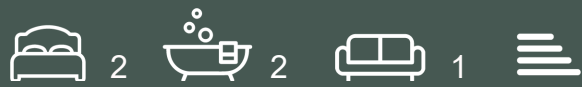




# Legacy Building, Embassy Gardens £925,000



Balcony | Integrated Appliances | Residents' Roof Terrace | Gym | Swimming Pool | Residents' Lounges |  
Cinema Room | WeChat: CLH-Consultant.



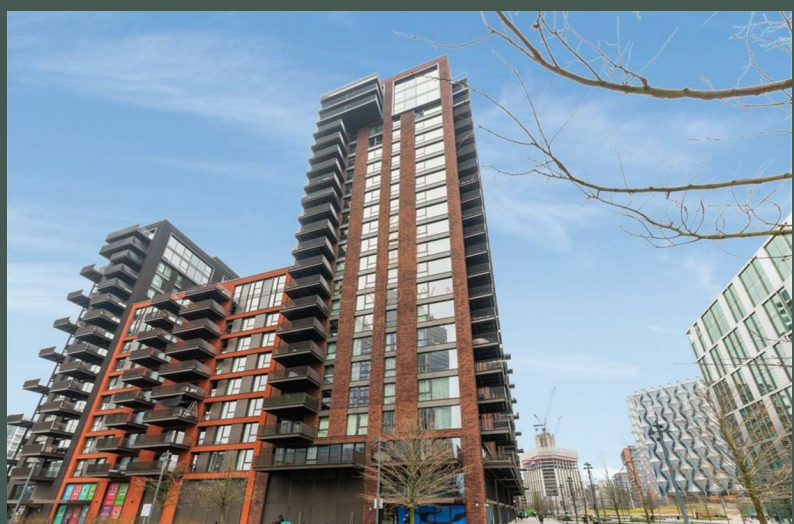
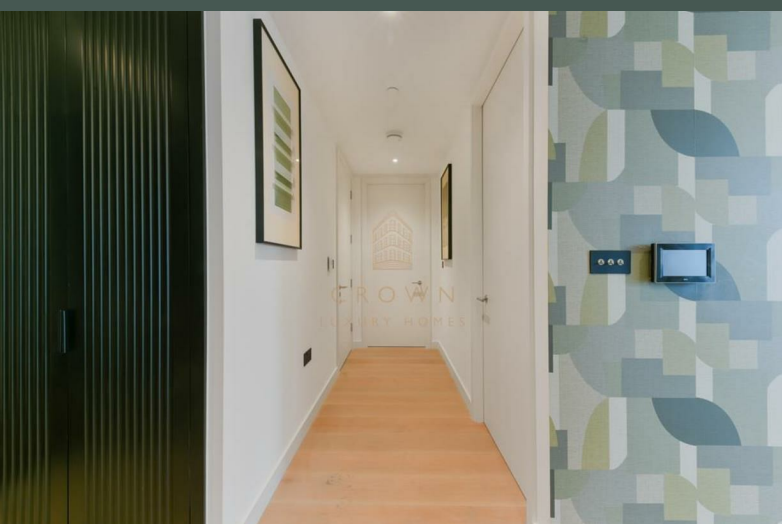
CROWN  
LUXURY HOMES

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- 24/7 Concierge
- Residents' Swimming Pool
  - Sky Pool
- Close to Nine Elms Station
- Floor-to-ceiling Windows

- Residents' Gym
- Residents' Spa Facilities
- Residents' Lounges
  - Private Balcony
  - Onsite Shops



### The Property

Floor-to-ceiling windows fill the living area with natural light, highlighting the apartment's modern design and high-quality finishes. A private balcony extends the space outdoors, while the bespoke open-plan kitchen impresses with tall cabinetry, premium integrated appliances, and a sleek composite stone worktop.

The principal bedroom offers a sense of luxury with illuminated fitted wardrobes and a beautifully appointed ensuite, complete with a walk-in shower and elegant stone vanity. Generously sized, the second bedroom also features floor-to-ceiling windows and built-in wardrobes, providing plenty of storage.

The family bathroom is finished to an exceptional standard, with a full-size bathtub, overhead rain shower, glass screen, and a stone vanity unit. Additional hallway cupboards offer practical storage without compromising the apartment's clean, streamlined feel.

### Embassy Gardens Development

Embassy Gardens residents benefit from a range of amenities, including a 24-hour concierge, the renowned Sky Pool, an exclusive residents-only club, and a well-equipped gym, enhancing the overall well-being of residents. Nearby, a variety of dining options and convenience stores await, with the added convenience of Waitrose just a brief 2-minute walk away.

### Additional Information

Council: Wandsworth, Band F

Service Charge: £8598 per annum

Ground rent: £750 per annum

Local Council: Wandsworth  
 Council Tax Band: F  
 Leasehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

