



## Legacy Building, Viaduct Gardens, Nine Elms, London, SW11

£1,299,999

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A luxurious two-bedroom two-bathroom apartment situated on the third floor of the highly sought-after Embassy Gardens development in the heart of Nine Elms.

This sumptuous apartment in one of London's most sought-after neighbourhoods offers stunning property features, a large open-plan living and dining area, a modern kitchen with integrated appliances, two double bedrooms with fitted wardrobes, and two bathrooms with high-quality fixtures.

The apartment also benefits from a private balcony as well as access to a range of amenities, such as a gym, an indoor swimming pool, a world famous outdoor 25 metre long floating sky pool, rooftop bar, 24-hour concierge service, and landscaped gardens.

The property is conveniently located close to transport links, shops, restaurants, and cultural attractions, making it an ideal choice for professionals and families alike.

### Floor Area

949 sq. ft.

### Tenure

Leasehold

### Service Charge

£8266 per annum

### Ground Rent

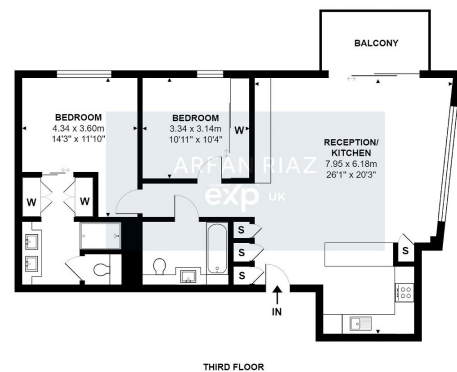
£750 per annum

- QUOTE REF AR0255
- Third floor with lift | 949 sq ft
- Air cooling and underfloor heating
- 24 hour concierge
- Residents indoor pool and spa
- Luxurious two bed two bath apartment
- Private balcony
- Floor to ceiling windows
- Private cinema room and two residents only gyms
- 25 metre floating outdoor pool



**Legacy Building, 1 Viaduct Gardens, London, SW11**

APPROX. GROSS INTERNAL AREA: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup> (excluding balcony)



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	