



A3 Legacy Building Embassy Gardens, London, SW11 7AY
£985 Per week



DISTRICTS

A two-bedroom / (one bedroom + study) apartment situated on the third floor of Legacy Building Embassy Gardens overlooking the iconic American Embassy with views over the communal gardens. Comprising 2 bedrooms, 1 luxury bathroom and open-plan reception with modern integrated kitchen for entertaining all those important guests.

Residents enjoy a 5-star experience with the following amenities available for their exclusive use: a gym, cinema room, swimming pool, sky pool, resident lounge, a residents business centre and meetings rooms. Set against the iconic backdrop of Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic business districts. So if you're looking for luxury living in one of the most sought after residential developments around you've found it. Inside this high-spec residence, you'll find wooden flooring throughout the living and dining areas, featured modern bath and shower rooms and an abundance of storage.

Located just a few moments from Battersea Power Station Underground, with Nine Elms Underground only a few minutes in the opposite direction.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £985 (1 weeks rent, subject to agreed offer)

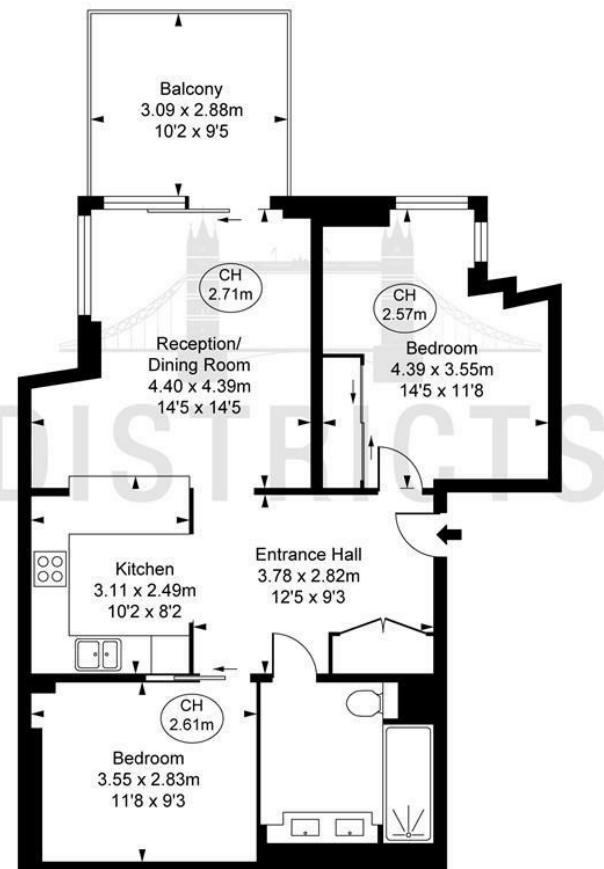
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Ftp

To check broadband and mobile phone coverage please visit Ofcom.





Legacy Building,
Viaduct Gardens, SW11
Approximate Gross Internal Area
66.88 sq m / 720 sq ft
(CH = Ceiling Heights)



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(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	

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