



**F21 Legacy Building Embassy Gardens, London, SW11 7AY**  
**£795 Per week**

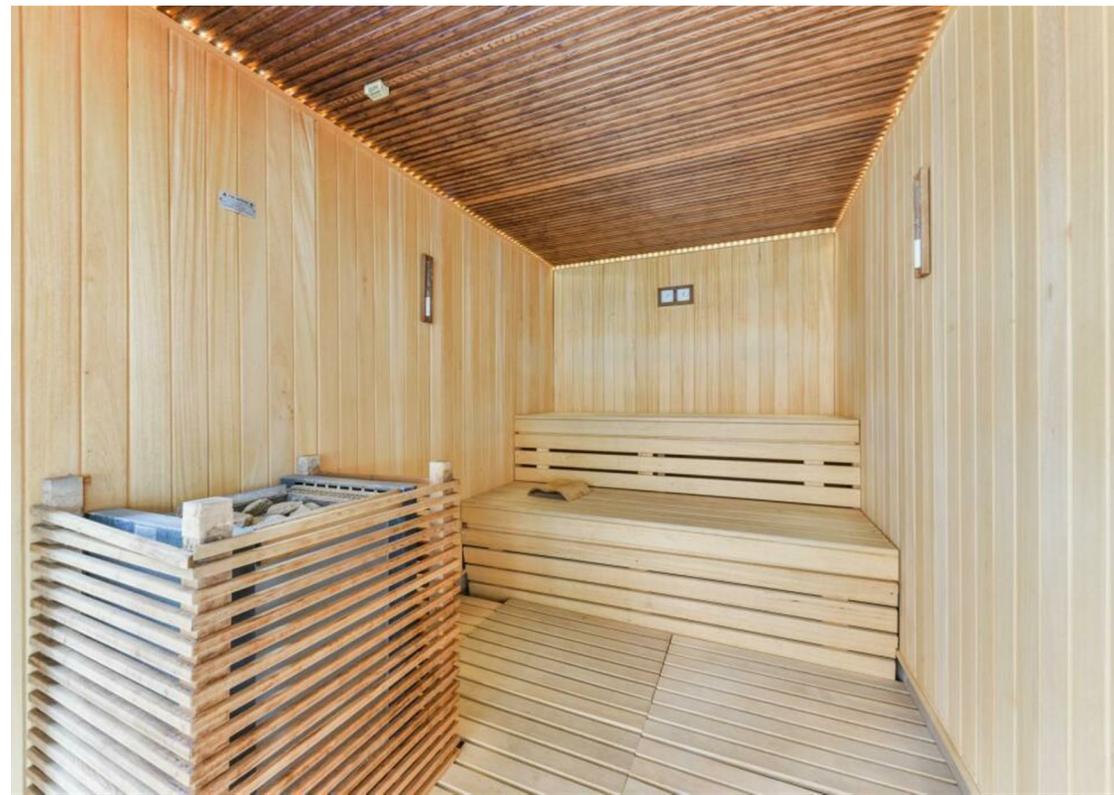


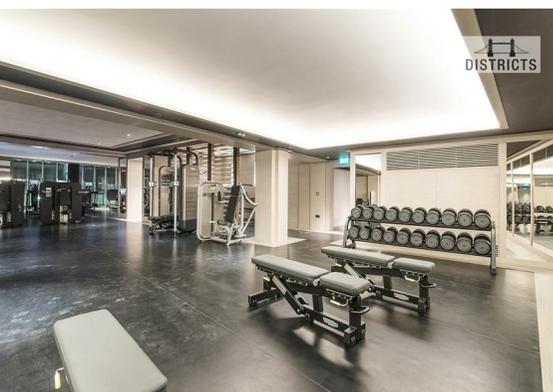
A breath-taking double bedroom apartment situated located in Embassy Gardens. Comprising a double bedroom, private balcony, bathroom and open-plan reception with modern integrated kitchen for entertaining all those important guests. Residents enjoy a 5-star experience with the following amenities available for their exclusive use: a gym, cinema room, swimming pool, Sky Pool, residents lounge, a residents business centre and meetings rooms. Set against the iconic backdrop of the Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic business districts. 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 Vauxhall & Nine Elms Underground only a few minutes in the opposite direction you will be spoilt for choice when it comes local amenities and transport. \*Photos have been digitally dressed of a similar apartment.

Council Tax Band: Wandsworth - F  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £795 (1 weeks rent, subject to agreed offer)

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

To check broadband and mobile phone coverage please visit Ofcom.





Legacy Building,  
Viaduct Gardens, SW11  
Approximate Gross Internal Area  
56.3 sq m / 606 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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.