



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

**Offers in excess of:
£1,100,000**

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

Spanning 926 sq. ft, this beautifully designed home offers well-balanced accommodation throughout. It comprises two generous double bedrooms and a third bedroom currently arranged as a stylish home office. There are two sleek bathrooms, including a private en-suite to the principal bedroom.

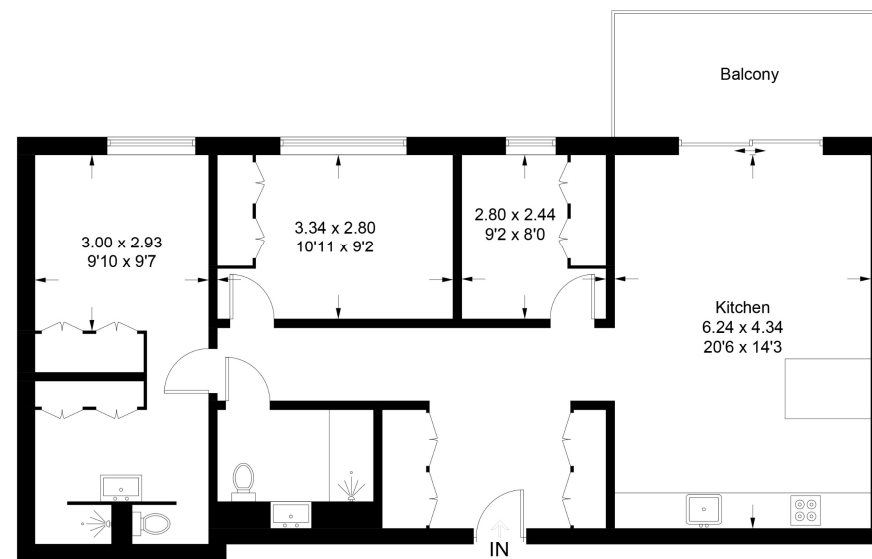
The expansive open-plan living and dining area forms the heart of the home, featuring floor-to-ceiling windows that flood the space with natural light and open onto a private balcony showcasing impressive views toward the City.

Residents of Embassy Gardens enjoy access to world-class amenities that set a new benchmark for luxury London living, including the world-famous outdoor Sky Pool, an indoor swimming pool, two fully equipped gyms, a private cinema, professional business suites and a 24-hour concierge service.

Ideally located just 0.3 miles from Nine Elms Station (Northern Line) and 0.4 miles from Vauxhall Station (Victoria Line and National Rail), the apartment offers superb transport connections across London. The surrounding neighbourhood is vibrant and well-connected, with a fantastic selection of coffee shops, restaurants and riverside promenades, while Battersea Power Station is only a 15-minute walk away.

- Leasehold
- Stylish three-bedroom apartment in The Modern
- Two spacious double bedrooms plus a versatile third bedroom/home office
- Two modern bathrooms, including an en-suite to the principal bedroom

Embassy Gardens, London, SW11



Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1247884)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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