Legacy Building, Viaduct Gardens, Nine Elms, SW11

Asking Price: £1,050,000

Benham & Reeves

Legacy Building, Viaduct Gardens, Nine Elms, SW11

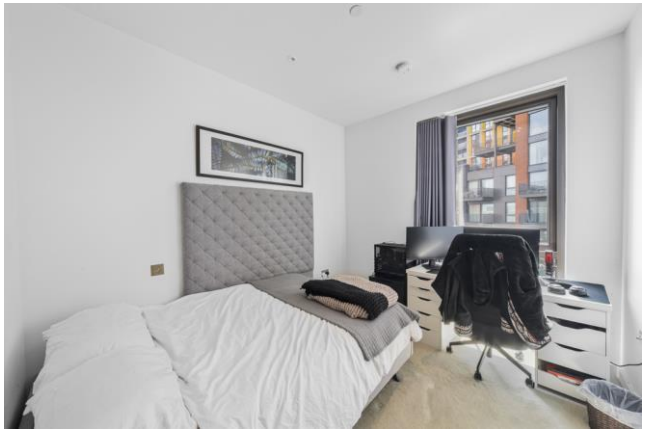
2 Bedroom (s) 2 Bathroom (s) Leasehold

With Parking

Situated on the eighth floor of The Legacy Building, part of the Embassy Gardens development, is this luxurious two bedroom, two bathroom apartment spanning approximately 804 square feet. The apartment features an open-plan reception room that leads onto a private balcony via floor-to-ceiling glass doors. The property features a fully equipped kitchen with high-specification integrated appliances, and the principal bedroom has fitted wardrobes and a marble en-suite bathroom. There is a second double bedroom, a family bathroom and ample storage. The property also benefits from a luxury finish, wooden flooring, air conditioning, storage throughout and an underground parking space.

Embassy Gardens is a 21st-century development inspired by classic 1950s American design, which manifests itself through the creative use of space, materials and detailing. With its own green spaces, art trail, shops, restaurants, and cafés, Embassy Gardens offers residents and their guests the complete London experience in the heart of the city. All Embassy Gardens residents gain exclusive membership to the Eg:le Club, which grants residents and their guests access to the Sky Deck with Sky Pool and Orangery rooftop bar, Maureen O'Hara private cinema, Belmont Gym, and so much more. Residents at Embassy Gardens can float through the air in the world's only Sky Pool. Spanning the Embassy Gardens' Legacy Buildings, the Sky Pool is the world's first 'floating' swimming pool.

The Legacy Building is perfectly situated within walking distance of the amenities of Nine Elms and Battersea Power Station, which is served by the Northern Line. Excellent transport links provide easy access to businesses, shops, entertainment, and airports throughout London.



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Property Features:

- Two Bedrooms
- Two Bathrooms
- Eighth Floor
- 804 Square Feet (Approx.)
- Private South-Facing Balcony
- Underground parking space
- 24-Hour Concierge, Sky pool, Swimming Pool, Residents' Roof Terrace & Cinema
- Battersea Power Station (Zone 1)

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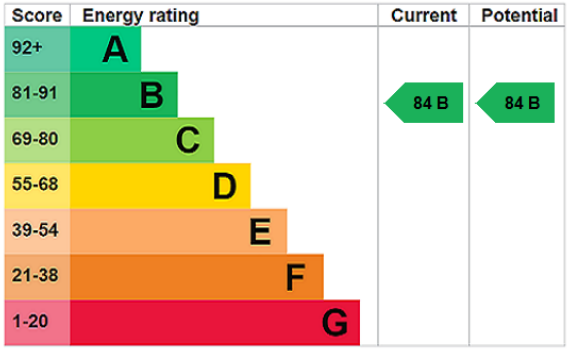
Total Gross Internal Area
74.7 Sq/m - 804 Sq/ft

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£800.00 (per annum) for the year 2025
Service Charge:	£4,301.40 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 4.2 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250075

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