

Legacy Building, Viaduct Gardens, Nine Elms, SW11

Asking Price: £1,200,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

Situated on the fifteenth floor of The Legacy Building in the Embassy Gardens development, this luxurious three bedroom, two bathroom apartment spans approximately 1,016 square feet. The apartment comprises an open-plan reception room leading on to a large, south-west-facing private balcony via floor-to-ceiling doors. There is a fully equipped kitchen with high-specification integrated appliances and a breakfast bar. The principal bedroom has fitted wardrobes and a beautifully finished en-suite bathroom, and there are a further two bedrooms, one of which includes built-in wardrobes. Along the hallway there is a family bathroom and ample storage. The property also benefits from a luxury finish, wooden flooring, air conditioning, plenty of storage space and valet parking.

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 space, art trail, shops, restaurants and cafés, Embassy Gardens offers residents and their guests the complete London experience in the centre 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 are able to 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.

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 business, shops, entertainment and airports all over London.







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Property Features:

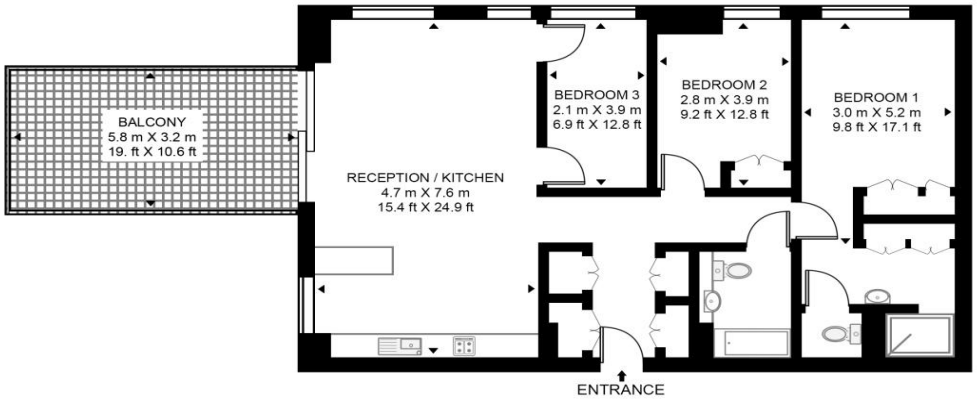
- Three Bedrooms
- Two Bathrooms
- Fifteenth Floor
- 1016 Square Feet (Approx.)
- Parking
- Private South-West Facing Balcony
- 24 Hour Concierge
- Sky pool, Swimming Pool, Residents' Roof Terrace and Cinema
- Communal Garden
- Battersea Power Station (Zone 1)

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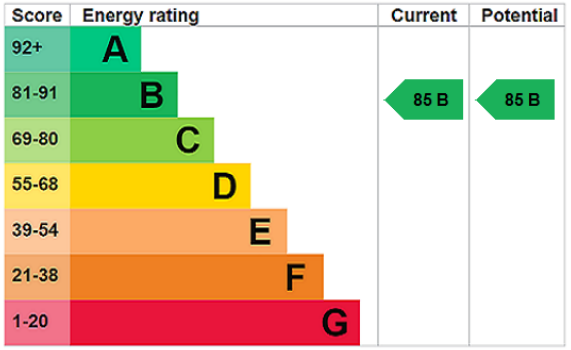
LEGACY BUILDING, VIADUCT GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 1061 SQ.FT (98.6 SQ.M)





FIFTEENTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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:	£1,200,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£1,400.00 (per annum) Review Period: 15 years Next Increase: 2036
Service Charge:	£12,000.00 (per annum) for the year 2026
Anticipated Rent:	£7,000.00 pcm Approx. 7.0% Yield

Viewings:

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

Our reference: KEW260136

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