



# Legacy Building, Viaduct Gardens, Nine Elms, SW11

Asking Price: £960,000



# Legacy Building, Viaduct Gardens, Nine Elms, SW11

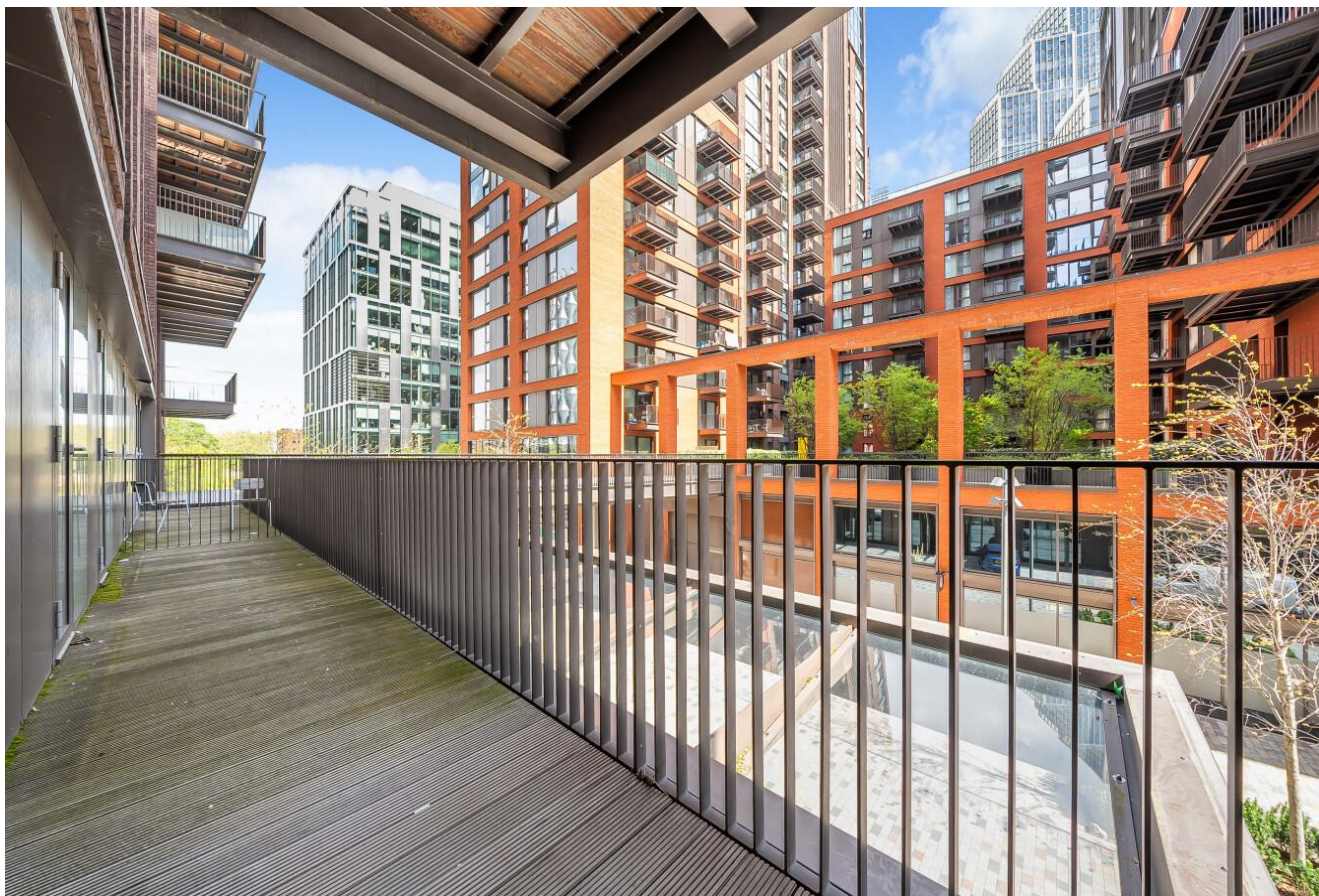
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the first floor of The Legacy Building in the Embassy Gardens development this luxurious two bedroom, two bathroom apartment, spanning an approximate 804 square feet. The apartment comprises an open-plan reception room leading on to private, east facing terrace via floor to ceiling doors. There is a fully equipped kitchen with high specification integrated appliances and principal bedroom with fitted wardrobes and 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 and storage throughout.

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.



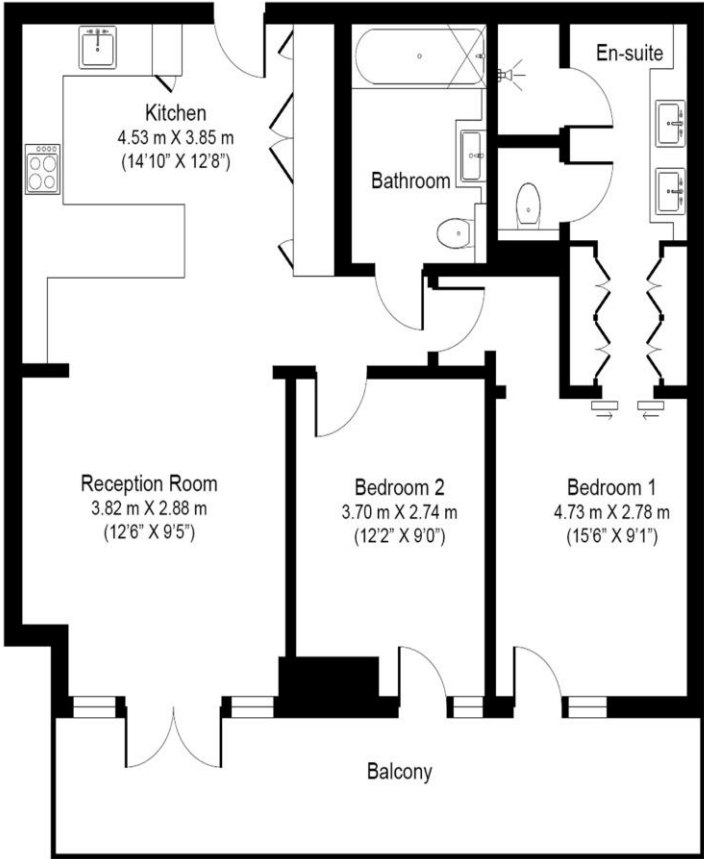


## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Eleventh Floor
- 787 Square Feet (Approx.)
- Private South Facing Balcony
- Secure underground right to park
- 24 Hour Concierge, Sky pool, Swimming Pool, Residents' Roof Terrace & Cinema
- Communal Garden
- Battersea Power Station (Zone 1)



**First Floor**  
 Total Gross Internal Area  
 74.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£960,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 985 Years Remaining
Ground Rent:	£750.00 (per annum) to June 2024
Service Charge:	£7,892.04 (per annum) to June 2024
Anticipated Rent:	£3,502 pcm Approx. 4.4 % Yield

## Viewings:

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

Our reference: NIN240074

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

