

1 Viaduct Gardens, London
SW11

GARTON JONES.COM



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£1,100,000 Leasehold

Experience unparalleled contemporary living in this stunning three-bedroom apartment within 'The Modern' at Embassy Gardens, Nine Elms.

This exceptional residence of 926 sq.ft (86.1sq.m) offers a versatile layout, featuring two spacious double bedrooms and an additional single bedroom, currently configured as a dedicated office space, perfect for hybrid working. There are two elegant bathrooms, one of which is a luxurious en-suite to the principal bedroom. The heart of the home is an impressive open-plan living area, designed for modern comfort and entertaining, extending seamlessly onto a private balcony — providing views towards the City of London, it is ideal for enjoying outdoor space.

Residents of Embassy Gardens benefit from an extraordinary array of world-class amenities, including the iconic Sky Pool, a state-of-the-art Residents' Gym, a dedicated Cinema Screening Room, versatile Business Suites, and a 24-hour concierge service, ensuring convenience and luxury at your fingertips.

Strategically located, the property is just 0.3 miles from Nine Elms Station, providing excellent transport links. Vauxhall Underground, bus, and train stations are also within a 15-minute walk, making commuting across London convenient and efficient.

The vibrant Nine Elms neighbourhood itself boasts a growing selection of high-end restaurants, stylish cafes, riverside walks, and green spaces, creating a thriving urban community right on your doorstep. In close proximity, you'll also find a variety of restaurants and coffee shops, as well as two major supermarkets within a 5-minute walk, offering both convenience and lifestyle.

Please note furniture may differ to that shown in the current photos.

- Leasehold: 985 Years Remaining (999 years from 1 January 2011)
- Service Charges: £8,600 per annum (payable half-annually)
- Ground Rent: £750 per annum (payable half-annually)

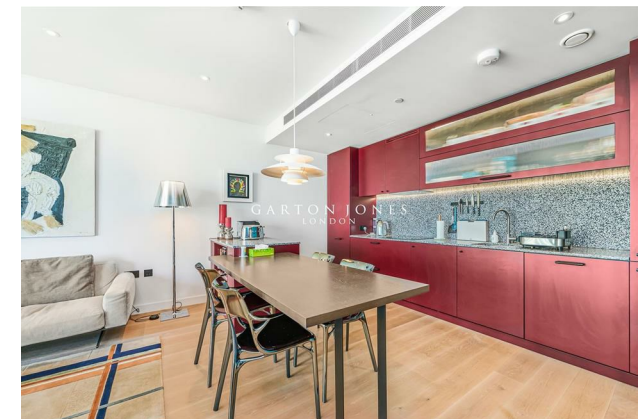
EPC certificate available on request.

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- 3 Bedrooms
- 926 sq.ft (86.1sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan
- Balcony
- Sky Pool
- Residents Gym
- 24 Hour Concierge
- Cinema Screening Room & Business Suites
- Excellent transport links: 0.2 miles to Battersea Power Station Tube, 0.3 miles to Nine Elms Station, and 0.8 miles to Vauxhall Station.

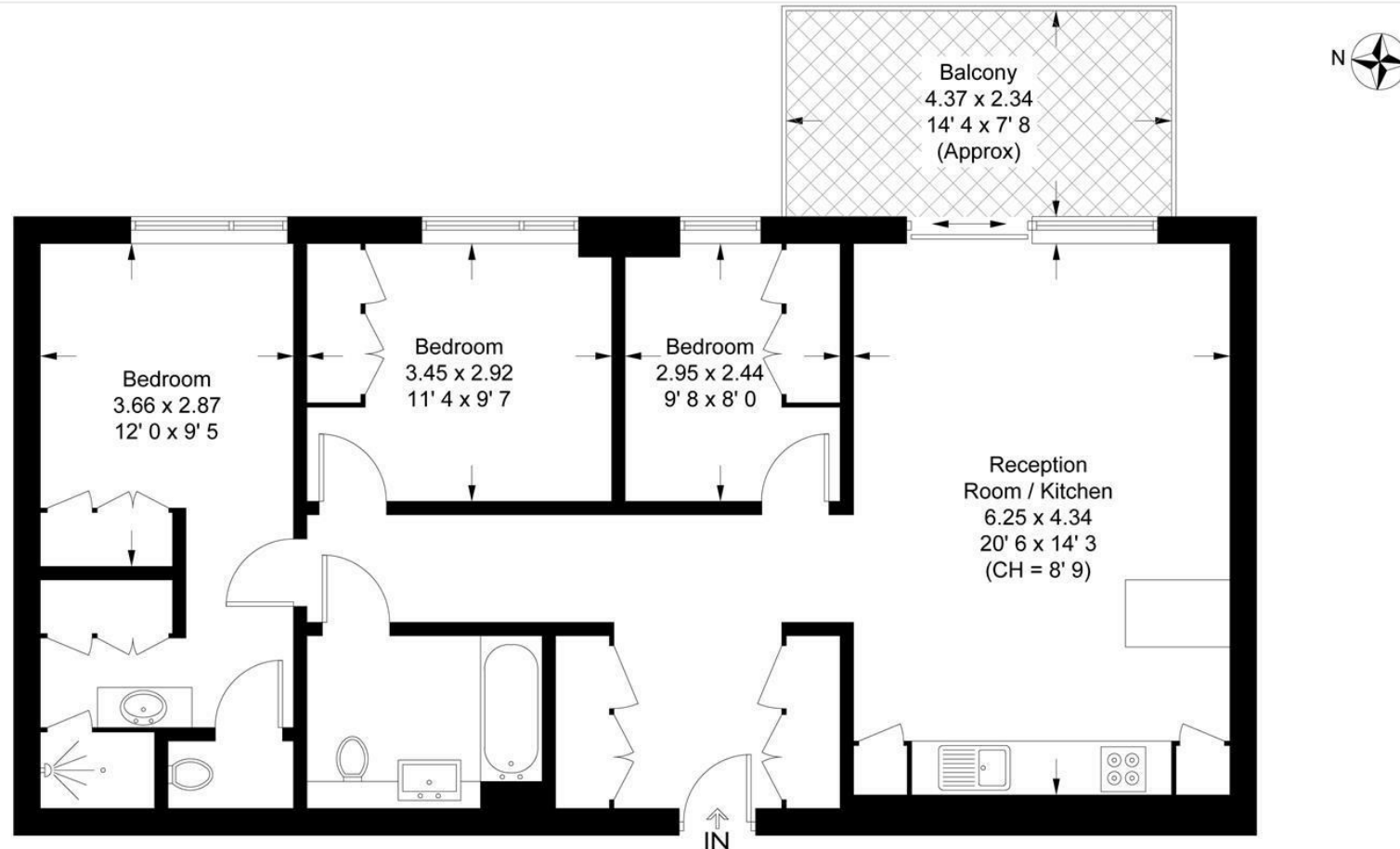


Legacy Building

Approximate Gross Internal Area = 926 sq ft / 86.1 sq m

Balcony = 110 sq ft / 10.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



