



## Legacy Building, 1 Viaduct Gardens, London, SW11 7AY

**£650 Per Week**

A SPACIOUS STUDIO SUITE IN EMBASSY GARDENS SW11 BENEFITING FROM AMAZING FACILITIES INCLUDING THE FAMOUS "SKY POOL" AS WELL AS ROOF GARDENS, GYM, CINEMA, LOUNGES AS WELL AS THE "ORANGERY" BAR

The apartment itself is set over 420 square feet on the 8th floor of The Legacy Building with East facing views from its private balcony.

The layout is designed for maximum space and privacy and comprises a large fully fitted kitchen, living area and a separate bedroom area as well as a luxury shower room accessed from both the bedroom and living areas. Ample storage has been provided throughout the apartment

Comes furnished.

AVAILABLE FROM 01.09.2026

- LEGACY BUILDING
- 8TH FLOOR
- EAST FACING BALCONY
- ON SITE RESTAURANTS & BARS
- EMBASSY GARDENS SW11
- OVER 420 SQUARE FEET
- NINE ELMS STATION
- STUDIO SUITE
- AMPLE STORAGE SPACE
- CONCIERGE, SKY POOL, GYM

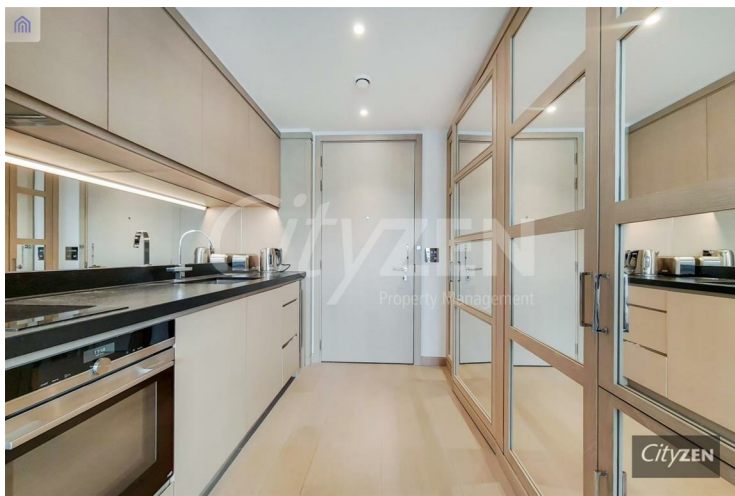
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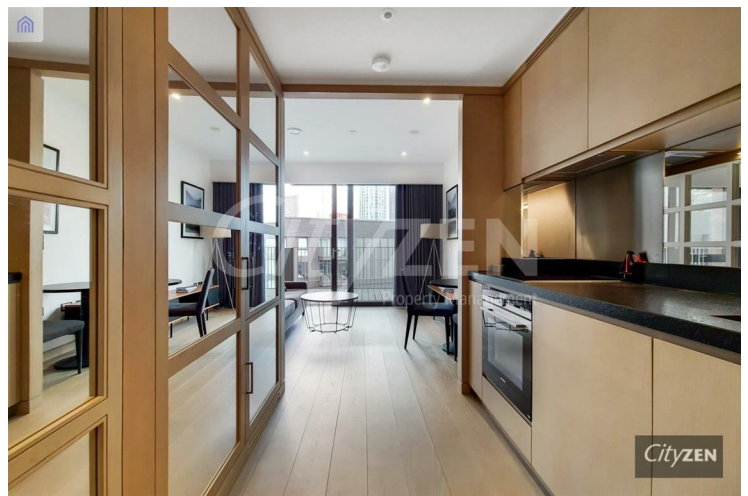
STUDIO SUITE



STUDIO SUITE



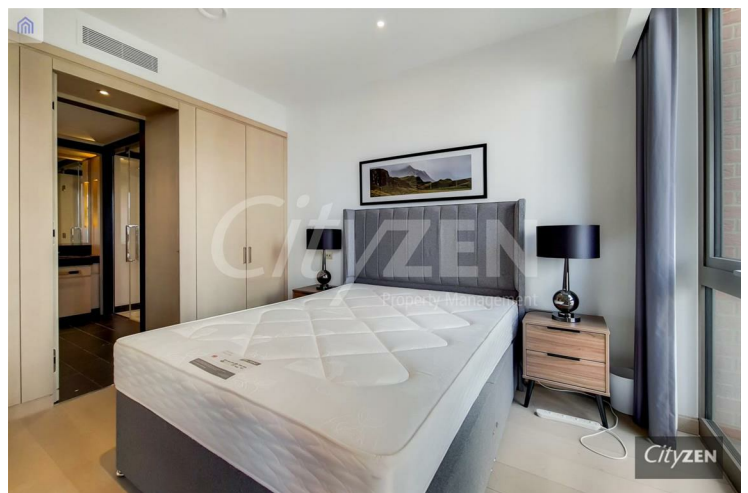
STUDIO SUITE



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STUDIO SUITE

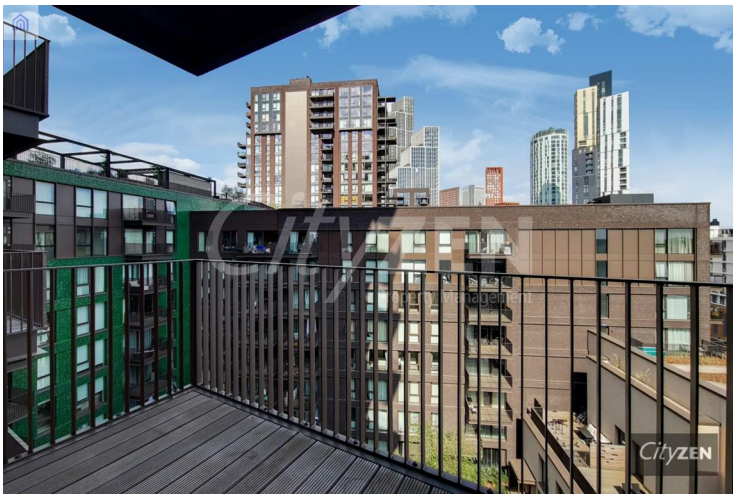
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SHOWER ROOM



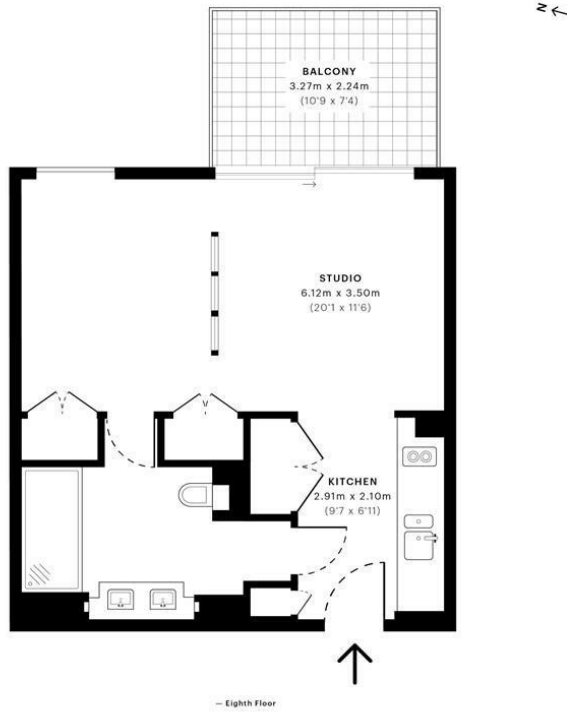
LEGACY BUILDING



BALCONY EAST FACING



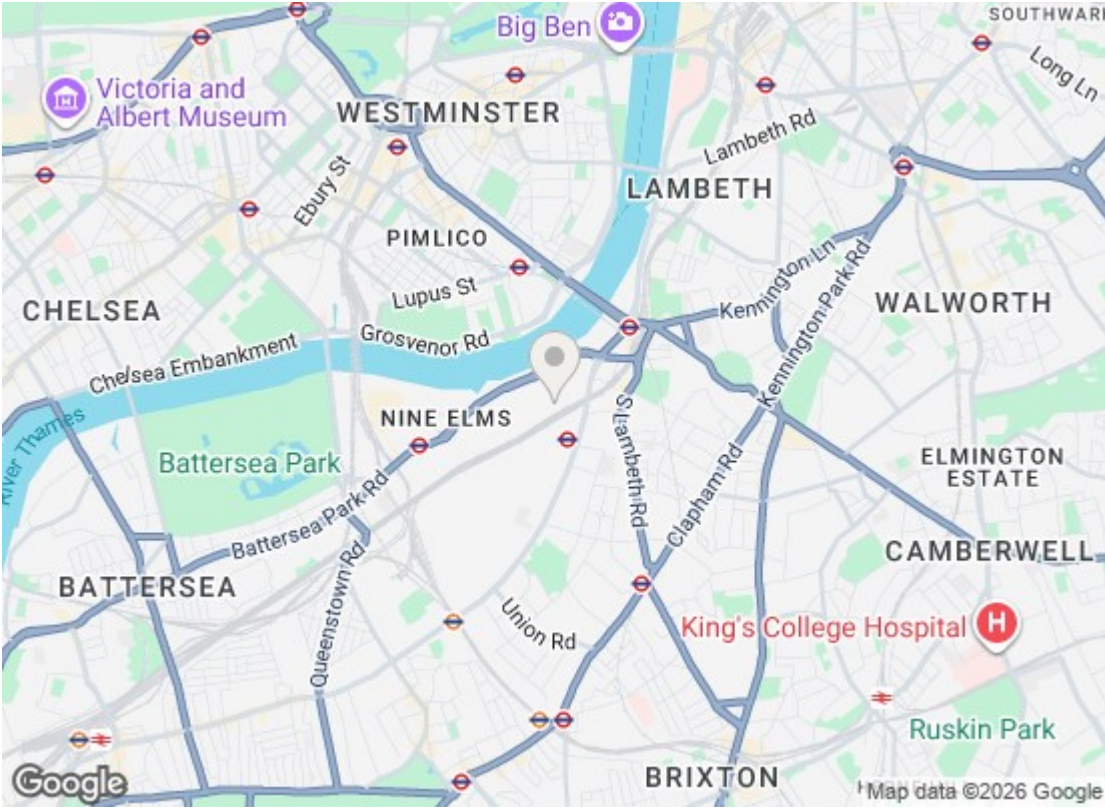
VIEW FROM BALCONY



<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 39.06 sqm / 420.44 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes mezzanines, restricted head height 36.56 sqm / 393.53 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 7.36 sqm / 79.22 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.09 sqm / 0.97 sqft</p>
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPR 28 RESIDENTIAL: 45.82 sqm / 493.20 sqft  
SPR 32 RESIDENTIAL: 44.32 sqm / 473.06 sqft  
SPR 10: 63x2695x0101470x28e6459



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.