



Legacy Building, Nine Elms
London SW11

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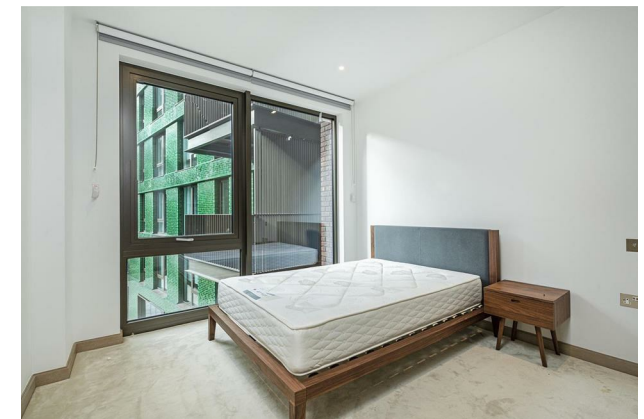
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£825,000 Leasehold

A new, spacious 1 double bedroom apartment of 597sq.ft (55.5sq.m.) of Embassy Gardens Phase 2. The apartment further benefits from an open plan reception room, a smart kitchen with a breakfast bar and Siemens integrated appliances, good storage throughout including built in wardrobes to the bedroom and a utility cupboard housing a washer dryer. There is a luxury bathroom suite, parquet wood flooring and comfort cooling. For the residents' private use there is a 24 hour concierge, cinema screening room, library & lounge, business centre, yoga studio, gymnasium and a very cool indoor/outdoor swimming pool. Amenities such as the Black Cab Coffee Co as well as a Waitrose convenience store are located on-site but you are also close to a host of other local shops and restaurants and the transport links of Vauxhall are within walking distance.

- 597sq.ft (55.5sq.m)
- 1 Double Bedroom, Luxury Bathroom Suite
- Open Plan Reception Room with a Smart Integrated Kitchen
- Balcony
- 24 Hour Concierge
- Residents Leisure Suite with Gymnasium & Swimming Pool
- Cinema & Digital Games Room, Library & Lounge
- Close to Local Shopping Facilities & Vauxhall Transport Links



999 years leasehold

Service Charge: £6psf

Ground Rent: £450pa

EPC certificate available on request.

