

# RIVERHOMES

Legacy Building  
Nine Elms SW11

£3,683 per month  
Unfurnished





## Legacy Building Nine Elms SW11

A spacious 2nd floor one bedroom Manhattan style apartment in Embassy Gardens. Legacy Building offers views across the water gardens towards the Thames and the iconic American Embassy building.

This apartment comprises a large living area with floor to ceiling windows leading onto a good size balcony. Well finished throughout, the apartment features comfort cooling and a high spec kitchen, Master bedroom with fitted wardrobes, plus family bathroom and a second study-cum-guest room.

Embassy Gardens is a new cosmopolitan village with bars, restaurants and green spaces and is part of the new linear park running between Battersea and Vauxhall. The area benefits from the onsite bars and restaurants and extensive amenities at Battersea Power Station. Residents of Embassy

Gardens benefit from 24hr Concierge, use of a state of the art gym, private luxury cinema, indoor swimming pool, swim out Jacuzzi and a private lounge with business suites, kitchen, large TV and a pool table.

The development is located close to Vauxhall station (Victoria Line and National Rail), and the new Nine Elms Underground Station (Northern Line) as well as numerous bus routes. Thames Clippers at St George Pier provide regular and fast connections to key commuter hubs, including Canary Wharf, Tower Hill, London Bridge, Greenwich, Embankment and Waterloo.

### KEY FEATURES

**One bedroom**

**Private balcony**

**Second study / guest room**

**Access to residents' gym and spa**

**Access to sky pool**

**24-hour concierge service**

**Council tax: Band F**

**Local authority: London Borough of Wandsworth**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

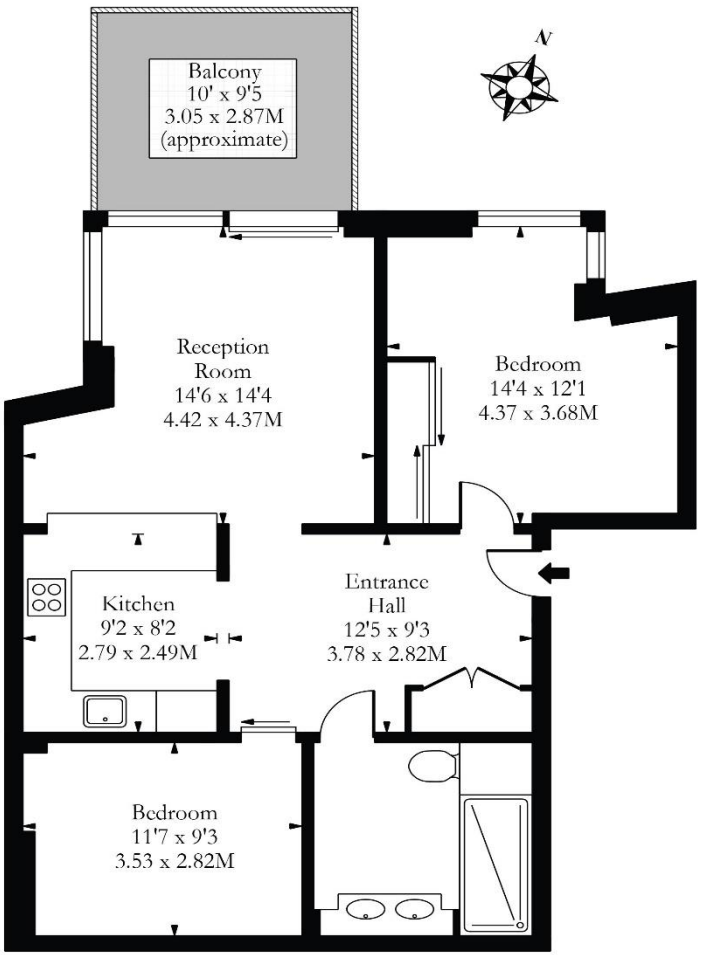
KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 745 sq. ft. / 69.21 sq. m.

**Garden area:** Balcony

**No. of bedrooms:** 1



Second Floor

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