



18 Old Oak Common Lane
Acton
London
W3 7EL
T: 020 8749 9798
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

Viaduct Gardens, London, SW11 7AY

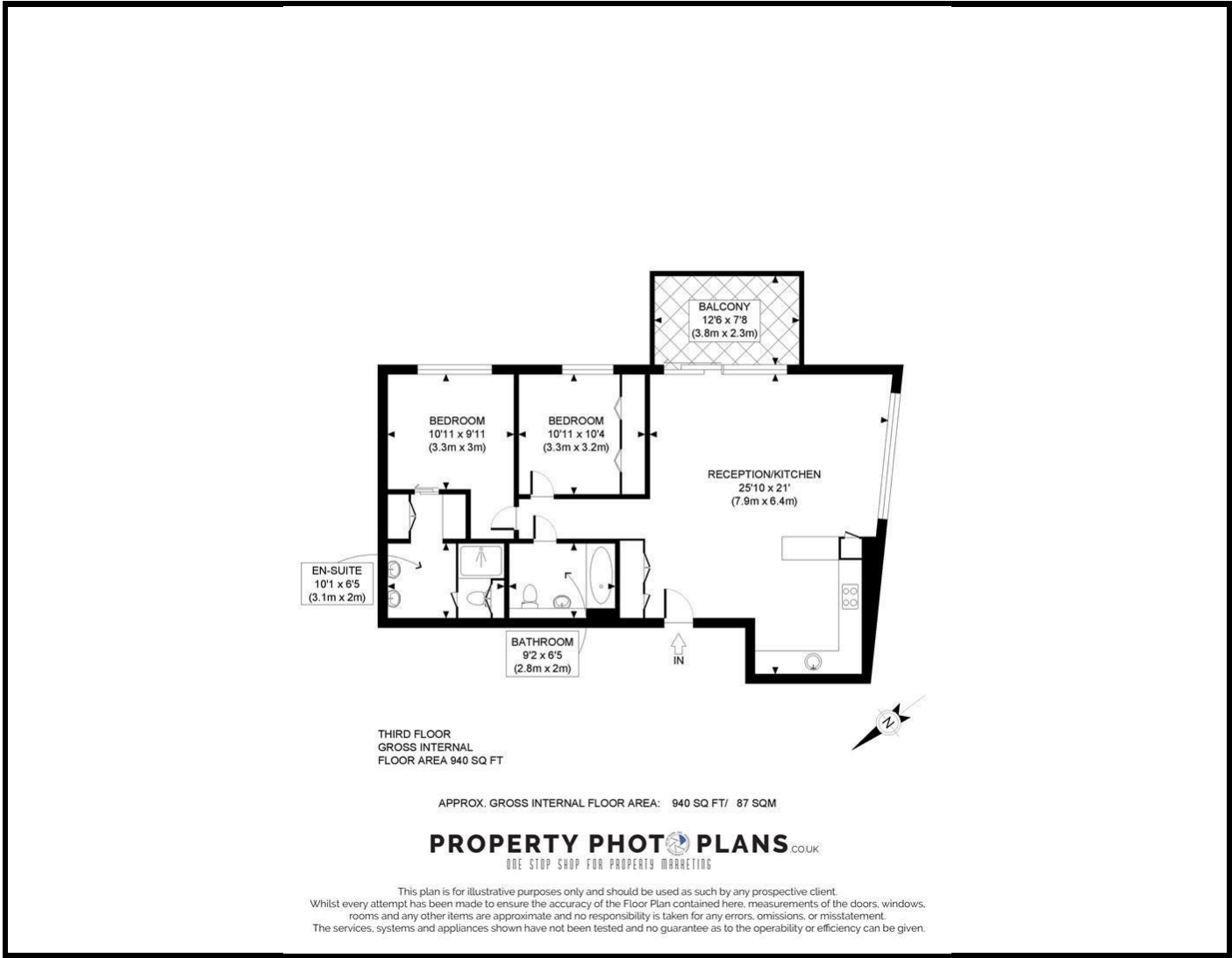
£1,200 Per Week



KEY FEATURES:

- Two double bedrooms
- Two bathrooms (one en suite)
- Private balcony
- 24 Hour Concierge, Swimming pool, Gym and Spa
- FURNISHED ~ AVAILABLE NOW

A fantastic never let before this two bedroom apartment set in the sought after Legacy Building within the exclusive Embassy Gardens development
2 Double bedrooms with floor to ceiling windows
Master bedroom with en-suite
Spacious open plan living room with private balcony
Modern fully fitted kitchen
Residents can benefit from the amazing on site amenities including a swimming pool, gym and spa and private cinema. The development is ideally located close to Vauxhall station and other zone one transport links.
FURNISHED ~ AVAILABLE NOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.