



LEGACY BUILDING

London SW11



LEGACY BUILDING, BATTERSEA

An elegant three-bedroom apartment with a private roof terrace and access to the sky pool, located in the desirable Embassy Gardens development.



Local Authority: London Borough of Wandsworth
Council Tax band: G

 $\label{thm:continuous} Tenure: Leasehold, approximately 984 years remaining \\ Service charge: £11,432.80 per annum, reviewed annually, next review due 2026$

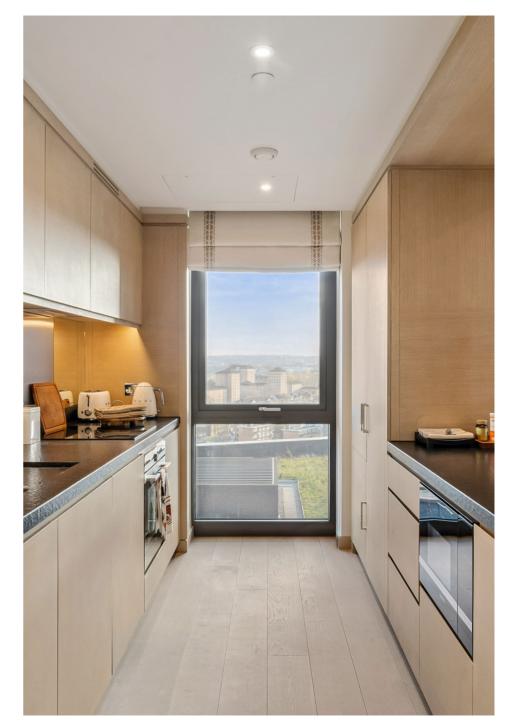
Ground Rent: £1,000 per annum, reviewed annually, next review due 2040 $\,$

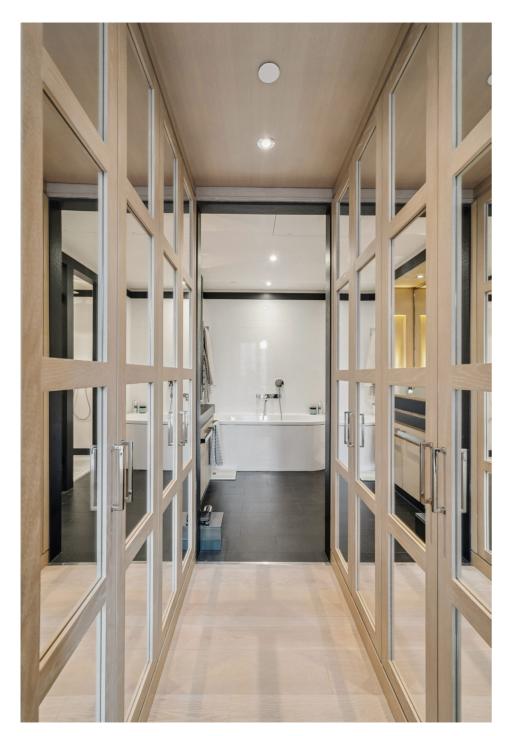
Guide price: £1,400,000



IN A DESIRABLE EMBASSY GARDENS DEVELOPMENT

This stunning apartment is located on 12th floor of a luxurious development in Embassy Gardens, benefitting from access to superb resident facilities such as the iconic sky-pool, an indoor pool, a gym, cinema room, residents lounge and 24 hour concierge. The flat comprises a bright open-plan kitchen reception room with glass doors opening out to a large private roof terrace boasting city views which is a fabulous space for al-fresco entertaining. The principal bedroom has a walk through wardrobe and an ensuite bathroom complete with a large bath tub and separate walk in shower, there are two further double bedrooms, a family shower room, a guest loo, and a utility room. Please Note: We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.

















We would be delighted to tell you more.

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Your partners in property

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