





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.

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Local Authority: London Borough of Wandsworth

Council Tax band: G

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.









Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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