

## 1 LEGACY BUILDING VIADUCT GARDENS LONDON, SW11 7EH

£3,133 PER MONTH

Welcome to this exquisite one-bedroom luxury apartment located in the vibrant area of Viaduct Gardens, London. This new build property offers a modern living experience, perfect for those seeking a stylish and comfortable home.

As you enter the flat, you will be greeted by a well-designed reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bedroom is spacious and thoughtfully laid out, ensuring a peaceful retreat at the end of the day. The bathroom is elegantly finished, featuring contemporary fixtures that enhance the overall luxury feel of the apartment.

Situated in Vauxhall, this property is conveniently close to the iconic Battersea Power Station, a landmark that adds to the charm of the neighbourhood. The area boasts a lively lifestyle, with an array of shops, restaurants, and parks nearby, making it an excellent choice for those who appreciate urban living.

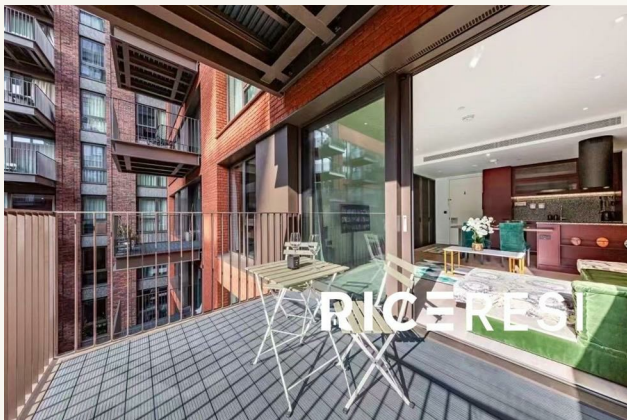
**R**  
rice resi

# 1 LEGACY BUILDING VIADUCT

Living/Dining/Kitchen

Bedroom

Bathroom



## 1 LEGACY BUILDING VIADUCT



## 1 LEGACY BUILDING VIADUCT

### ADDITIONAL INFORMATION

**Local Authority** –

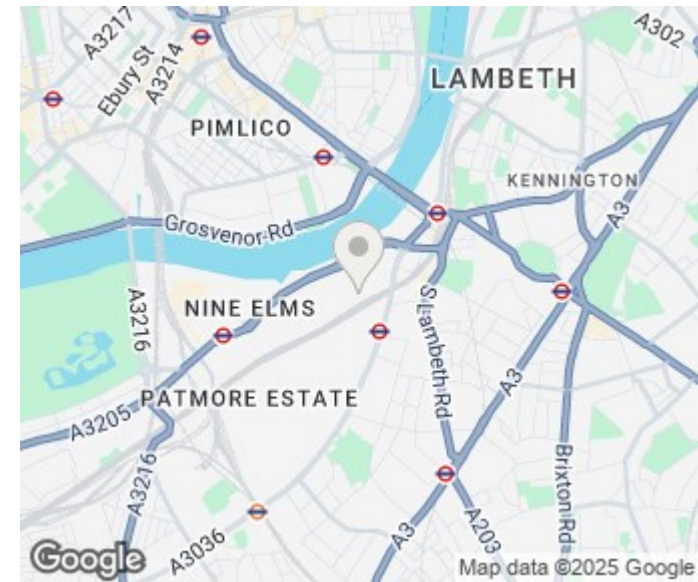
**Council Tax** – Band C


**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** –





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RICE Resi  
Unit 6 12 Pepper Street  
London  
E14 9RP

020 3006 6995  
hello@riceresi.com  
www.riceresi.com

**R**  
rice resi