



Legacy Building, Embassy Gardens

Nine Elms, London

Llanover
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Legacy Building, Embassy Gardens, Nine Elms, London SW11 7AY

Guide Price : £970,000

A beautifully presented two-bedroom, two-bathroom apartment set within the Legacy Building at Embassy Gardens, home to London's world-famous Sky Pool. Dressed throughout in the clean, contemporary style for which Embassy Gardens' interiors are known, this bright and thoughtfully proportioned apartment spread over nearly 1000sqft including the balcony area, offers generous open-plan living, two private balconies, and access to one of Nine Elms' most coveted collections of residents' amenities. The apartment further benefits from an allocated parking space with valet service — a rare and highly prized inclusion in this part of London. A rare opportunity to own a home within one of London's most photographed addresses.





Set on the third floor of Legacy Building and offering partial river view, the apartment opens into a welcoming entrance hall with excellent built-in storage. The open-plan reception room and kitchen extend to almost 25ft in length, with a sleek, fully fitted kitchen and ample space for both dining and relaxing. Full-height glazed doors open onto a private balcony, with a second balcony directly accessible from the bedrooms — ideal for morning coffee or evening entertaining against the backdrop of the Nine Elms skyline.





The principal bedroom is generously proportioned with fitted wardrobes and a luxurious en suite bathroom, while the second bedroom similarly benefits from built-in storage and its own separate bathroom — making the apartment equally suited to couples, families or professional sharers. The specification includes comfort cooling, underfloor heating, video entry and lift access throughout, together with an allocated parking space and the convenience of on-site valet parking — sparing residents the need to navigate parking themselves.





Legacy Building and Sky Pool

Legacy Building sits at the very heart of Embassy Gardens and is home to Nine Elms' celebrated Sky Pool, a 25-metre heated swimming pool suspended 35 metres above the ground, bridging the development's twin towers on a transparent acrylic base believed to be the largest of its kind in the world. Residents also enjoy a substantial indoor pool, gym, yoga and boxing studios, a private cinema, business suite and library, meeting rooms, jacuzzi, steam room and spa with treatment rooms — all overseen by a 24-hour concierge team stationed in the Grand Foyer.





Embassy Gardens

Embassy Gardens forms part of Nine Elms, one of Europe's largest regeneration projects and now home to the United States Embassy, which relocated here from Mayfair in 2017. The development sits directly on the 4.5-hectare Linear Park, which winds along the Thames from Nine Elms to the newly reopened Battersea Power Station, and is well served by an array of restaurants, boutiques and a large on-site Waitrose.





Nine Elms

Connectivity is exceptional. The Northern Line extension via Nine Elms Underground Station places the West End within 15 minutes, with Heathrow Airport easily reached via a single change onto the Elizabeth Line. Vauxhall's mainline and Underground stations add direct links to: Victoria and Gatwick Express; Waterloo and the City. This is an address that combines rare architectural drama with genuine, everyday practicality.







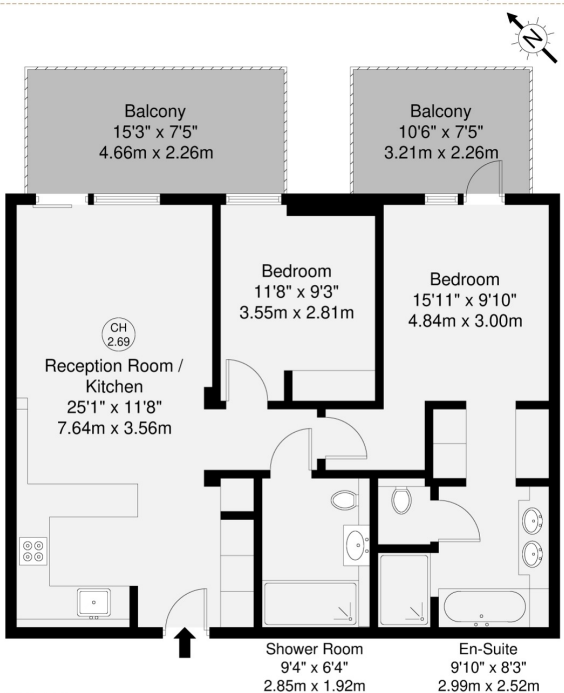
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Legacy Building, Viaduct Gardens, SW11

GROSS INTERNAL AREA
73.8 sq m / 794 sq ft

GROSS EXTERNAL AREA
17.8 sq m / 191 sq ft



Third Floor



GROSS INTERNAL AREA (GIA)
73.8 sq m / 794 sq ft

TOTAL STORAGE SPACE
Storage for household goods only
0.0 sq m / 0.0 sq ft

EXTERNAL AREA
Balcony, Terrace, Pavement etc.
17.8 sq m / 191 sq ft

RESTRICTED HEAD HEIGHT
(Ceiling less than 2.0m)
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Floor Plan



QUICK FACTS

PRICE: £970,000

SIZE : 794 sqft internal area

191 sqft external area

BEDROOMS: 2

BATHROOMS: 2

SERVICE CHARGE: £10,000 p.a.

GROUND RENT: £750 p.a.

PARKING: Yes

LEASE TENURE: Leasehold, 999
years from 1 January 2011

COUNCIL TAX BAND: F

LOCAL AUTHORITY: Wandsworth

EPC: B







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