



Benham & Reeves

## **The Modern, Viaduct Gardens, SW11**

£762 per week, £3,300 per month + fees

 1 Bedroom    1 Bathroom    Furnished

A modern one bedroom apartment located in The Modern at Embassy Gardens

Please [click here](#) for full detail

## Property features

**Modern one bedroom apartment | Patio area | Fully fitted kitchen | Air cooling | Furnished | EPC-B | 24 hour concierge | Sky pool | Residence Gym | Nine Elms and Vauxhall Stations**

For more information about this property,  
please call our Nine Elms branch on

**020 3282 3700**

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhams.com/membership/>



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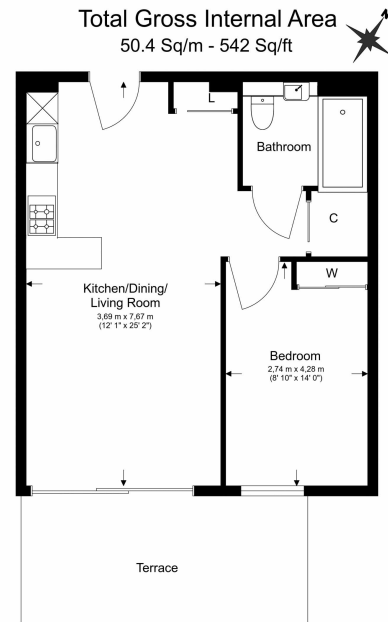




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         |                         |
| (81-91) B                                   | 83      | 83                      |
| (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 |

## London branches open six days a week Mon - Sat

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