

8 New Union Square, Nine Elms
SW11

GARTON JONES.COM



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Leasehold Asking Price

Welcome to this exquisite property located in the prestigious Capital Building in Embassy Gardens, Nine Elms, London SW11. This stunning flat boasts a spacious layout with 1 reception room, 3 bedrooms, and 3 bathrooms, offering a comfortable and luxurious living space.

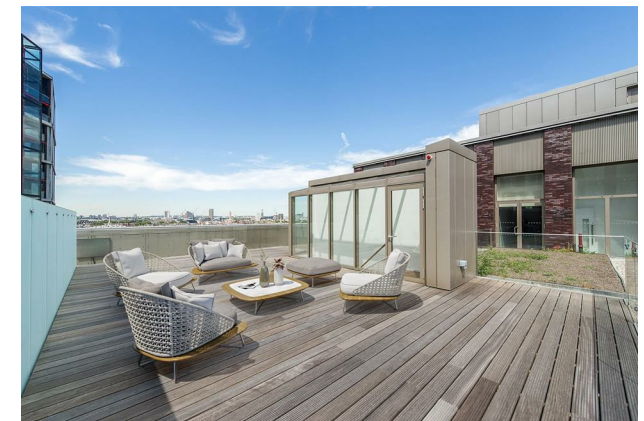
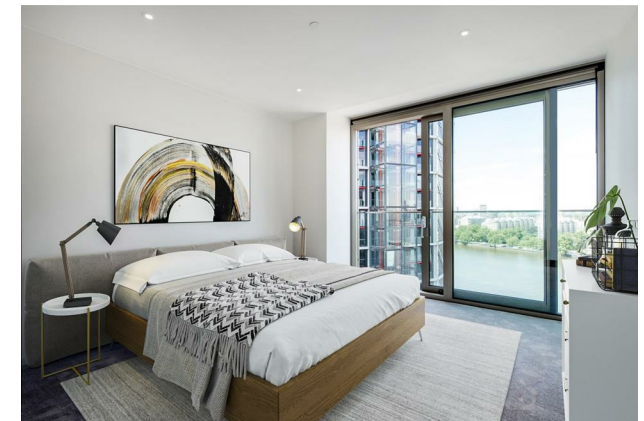
Situated on the 11th floor, this large 3-bedroom flat spans approximately 2,289sq.ft, providing ample room for relaxation and entertainment. The highlight of this property is the private roof terrace, perfect for enjoying panoramic views of the River Thames, the city skyline and hosting gatherings with friends and family.

Residents of Capital Building, Embassy Gardens are treated to first-class amenities, including a sky pool, 2 resident gyms, a 24-hour concierge service, and business suites, ensuring a convenient and upscale lifestyle.

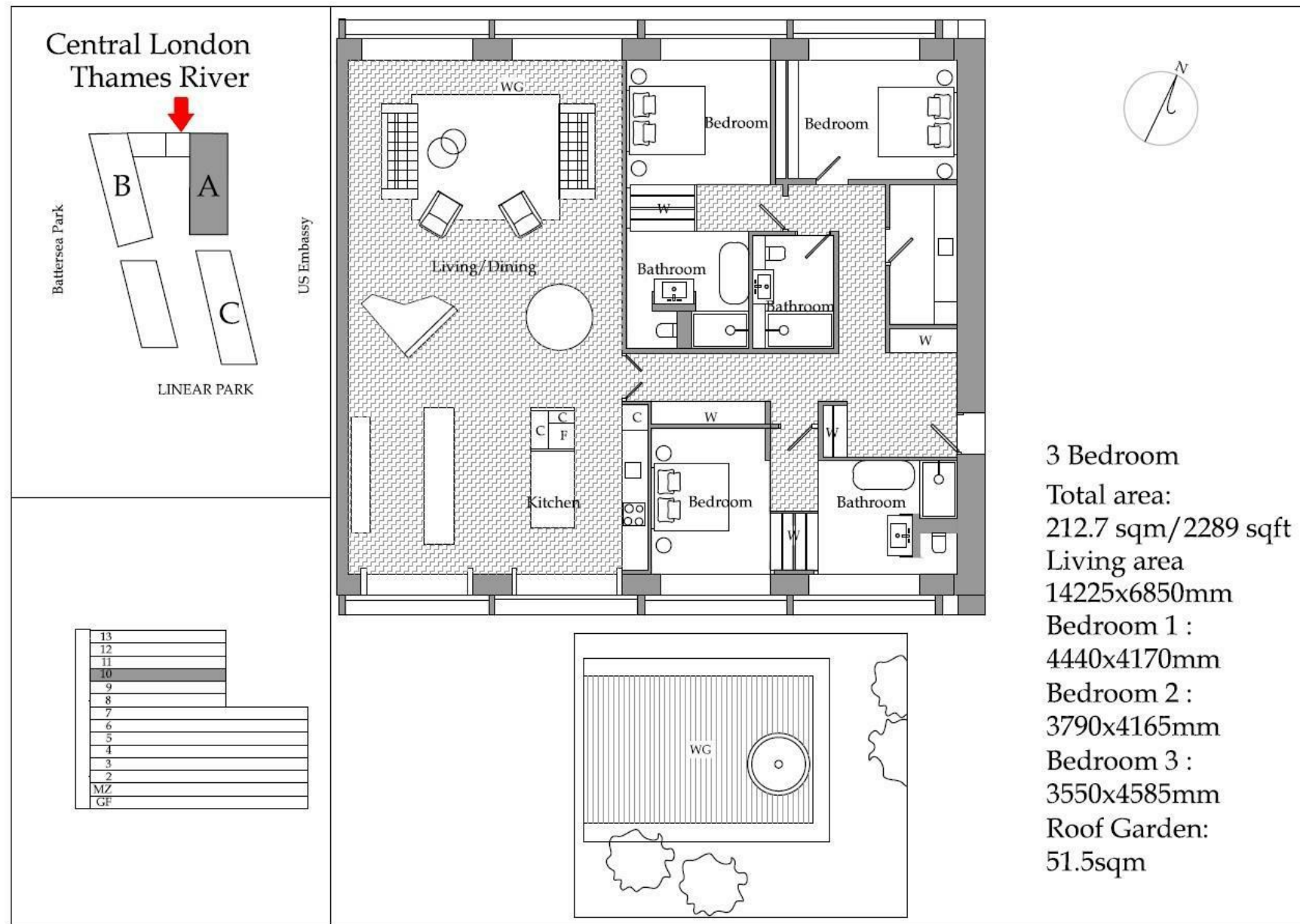
Located in the heart of Nine Elms, this property is surrounded by a vibrant neighbourhood with an array of shops, restaurants, and bars to explore. Additionally, being close to the Battersea Power Station regeneration project adds to the appeal of this prime location.

Please note furniture may differ to that shown in the current photos and some photos have been virtually staged.

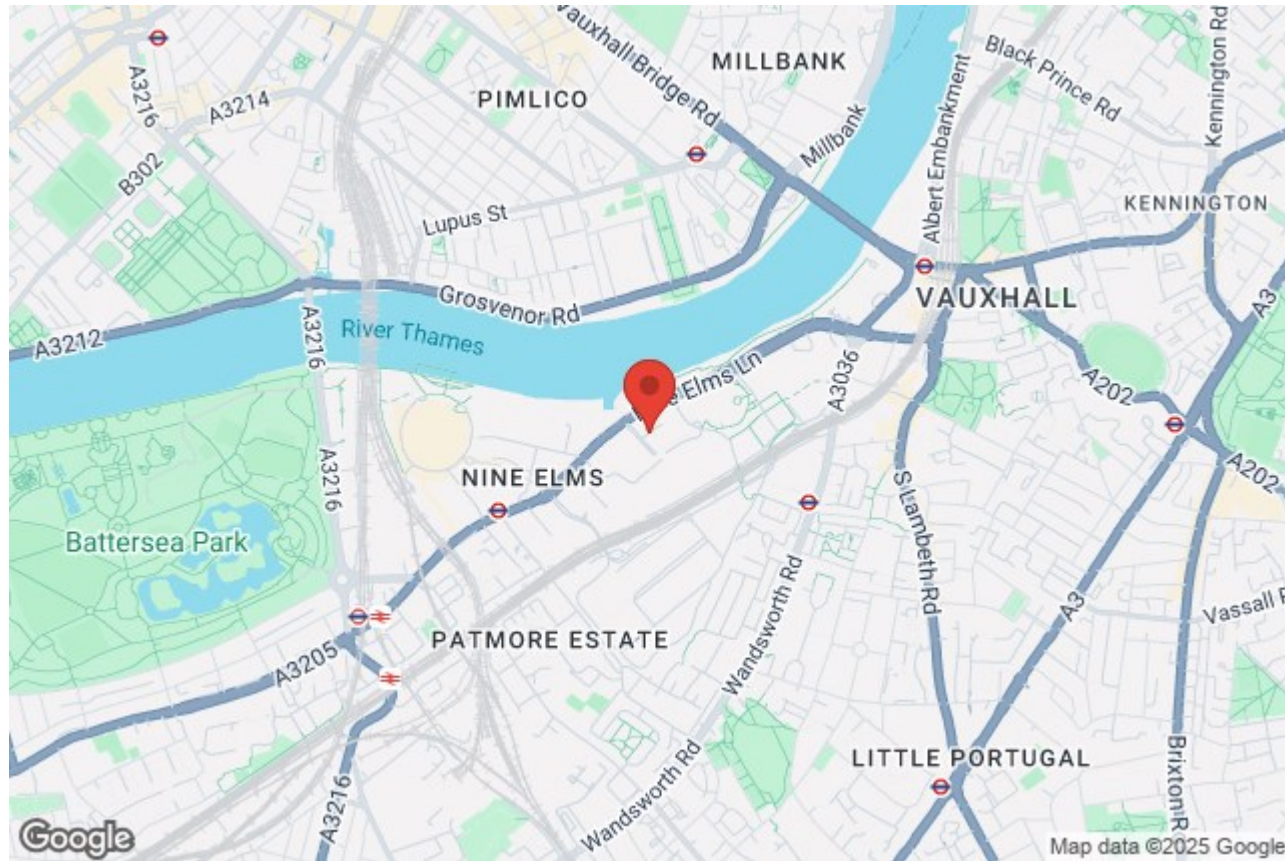
- 3 Bedrooms
- 2,289sq.ft (212.7sq.m)
- Private Roof Garden
- Direct River Views
- 3 Bathrooms (2 En-Suite)
- Sky Pool
- Residents Gym
- 24 Hour Concierge
- Cinema Screening Room & Business Suites
- 0.4 Miles to Battersea Power Station Tube



EPC certificate available on request.









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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

