



5 Union Square, London
SW11

GARTONJONES.COM



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, SW11

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£670,000 Leasehold

CHAIN FREE! This well-appointed 1-bedroom apartment, spanning 568 sqft (52.8 sqm), is now available in the sought-after Ambassador Building at Embassy Gardens, Nine Elms. The apartment comprises an open-plan reception with a luxury kitchen, floor to ceiling windows, solid timber flooring, comfort cooling and heating, a double bedroom and a stylish bathroom. Large balcony with north-eastern views towards the River Thames, the USA Embassy, and the internal landscaped gardens. The modern kitchen comes fully equipped with integrated appliances, complemented by ample storage throughout. Luxurious bathroom suite.

Residents of Embassy Gardens benefit from exclusive amenities, including a 24-hour concierge, cinema room, library, business center, yoga studio, two gyms, and an impressive indoor/outdoor pool. Additionally, the world-renowned sky pool connects the towers at Legacy Building. The building is EWS1 Compliant.

On-site conveniences such as a coffee shop, restaurant, cocktail bar, and Waitrose store are just steps away, with further local dining and shopping options nearby. Embassy Gardens enjoys excellent transport links, with Nine Elms Tube Station (Northern Line) just a short walk away, offering quick access to Central London, and Vauxhall Station also within easy reach.

Please note furniture may differ to that shown in the current photos.

Council Tax Band E (London Borough of Wandsworth)
Leasehold: 985 Years Remaining
Service Charges: £5,700 per annum (payable 6 monthly)
Ground Rent: £500 per annum (payable annually)

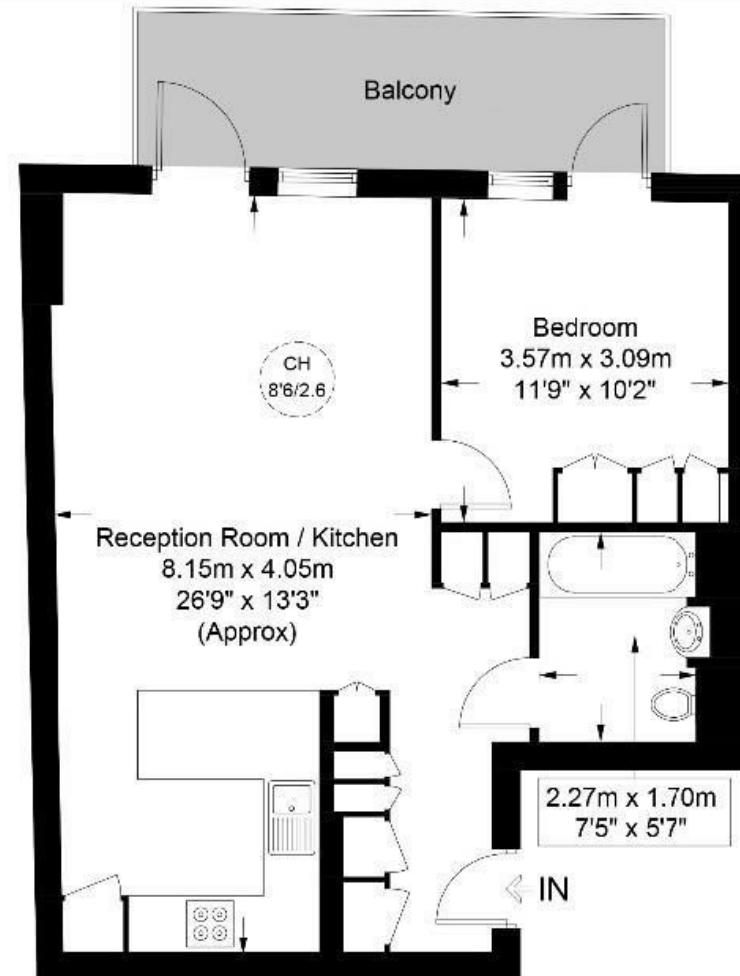
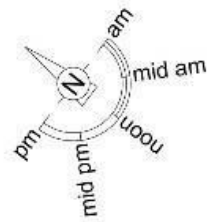
- 1 Bedroom
- 568sq.ft (52.8sq.m)
- 5th Floor with Lift
- River & Garden Views
- Comfort Cooling
- Private Balcony
- 24 Hour Concierge
- Gymnasium
- Sky Pool & Spa Facilities
- Residents Lounge



EPC certificate available on request.

Ambassador Building, SW11

Approximate Gross Internal Area = 568 sq ft / 52.8 sq m



Fifth Floor

