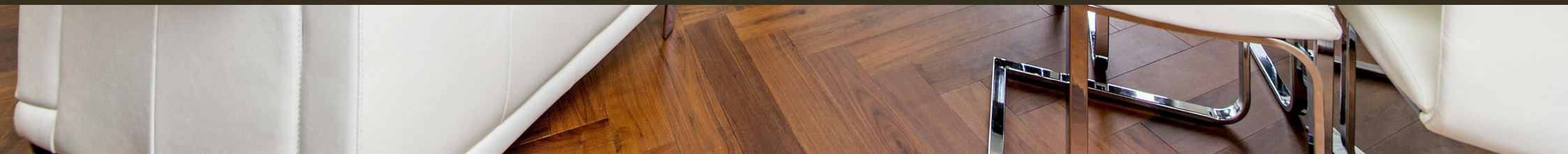




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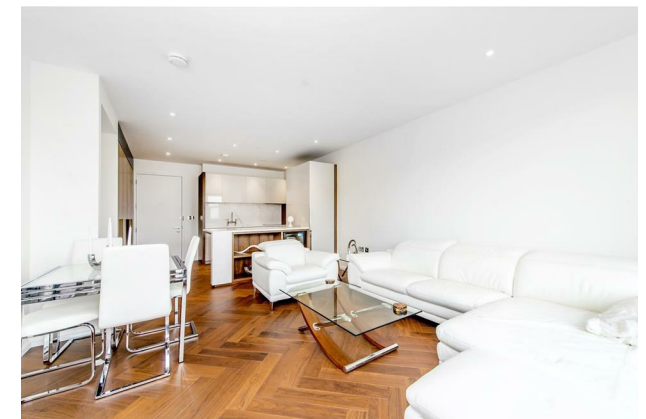
Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £650,000 Leasehold

A spacious 1-bedroom apartment of 617sq.ft (57.3sqm) available to buy in Capital Building in Embassy Gardens, a very popular residential development in the heart of Nine Elms. This fantastic 12th floor apartment has an open plan reception room with a large balcony offering good views of the linear park. There is a well-proportioned open plan reception room & smart integrated kitchen, good storage throughout and a luxury bathroom suite. For the residents' private use there is a 24-hour concierge, cinema screening room, library & lounge, business centre, yoga studio, 2 private gymnasiums, and a very cool indoor/outdoor swimming pool. Residents of Embassy Gardens also have access to the world-famous sky pool, connecting two of the towers at Legacy Building. Amenities such as District coffee shop, Darbys' restaurant, The Alchemist cocktail bar, as well as a Waitrose convenience store are located on-site but you are also close to a host of other local shops and restaurants on your doorstep. Nine Elms tube station, part of the Northern Line extension, is less than a 5 minutes' walk from Embassy Gardens providing easy access into Central London and the transport links of Vauxhall Station are also within walking distance.

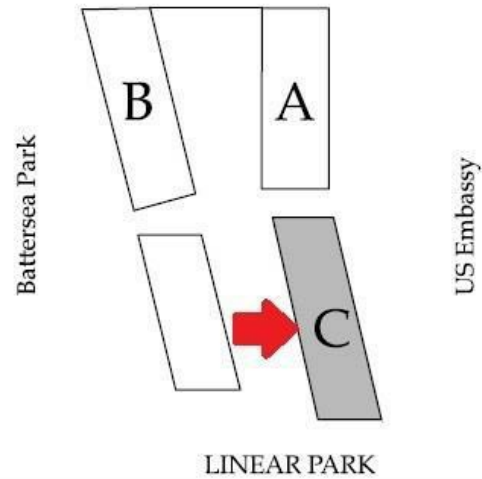
Please note furniture may differ to that shown in the current photos.

- 617 sq.ft (57.3sq.m)
- 1 Bedroom
- Open Plan Reception Room
- Smart Integrated Kitchen
- Balcony
- 2 Residents Gyms
- 24 Hour Concierge
- Sky Pool
- Cinema Screening Room
- 0.4 Miles to Battersea Power Station Tube

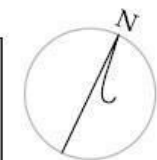
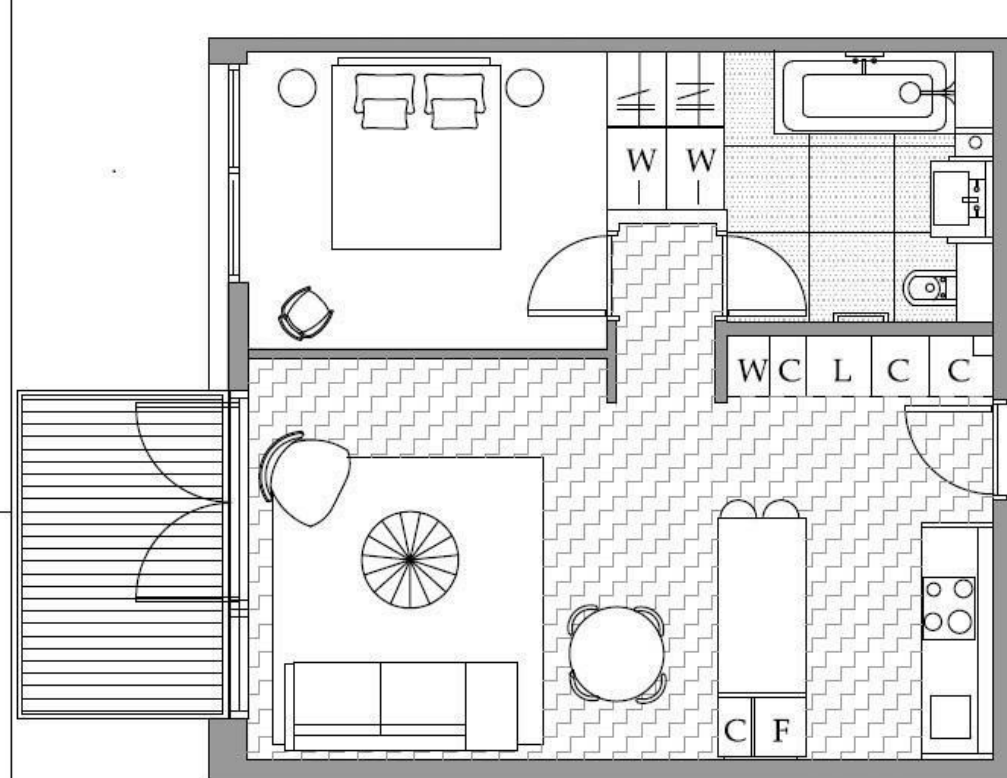


EPC certificate available on request.

# Central London River Thames



13
12
11
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4
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2
MZ
Gr



1 Bedroom  
Total area:  
57.3sqm/617 sqft  
Living area  
7825x4180mm  
Bedroom :  
4460x3070mm  
Balcony:  
7sqm



