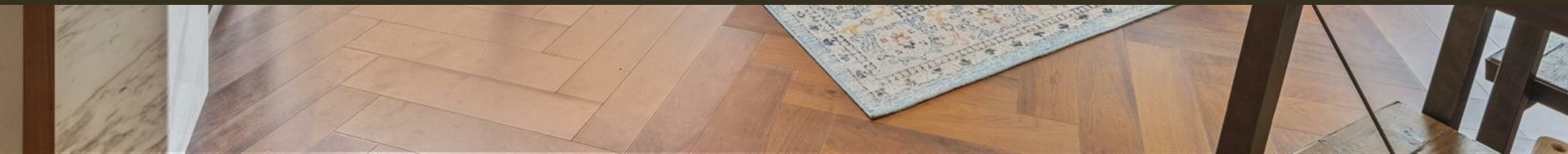




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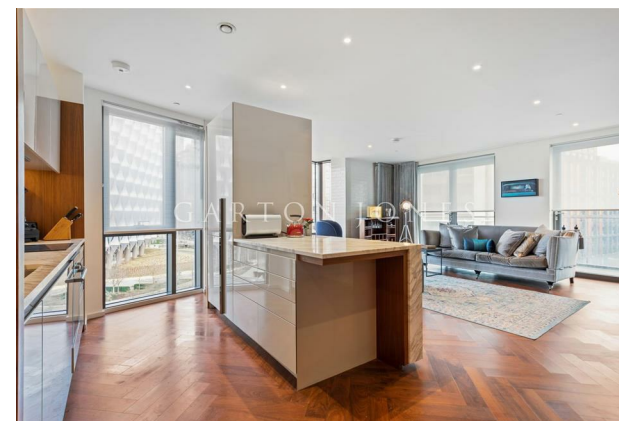
## £1,350,000 Leasehold

One of the best positioned, 2-bedroom dual aspect apartments of 998sq.ft (92.76sq.m) available for sale on the 6th floor of Ambassador Building, Embassy Gardens. This fantastic apartment benefits from amazing views of the American Embassy, River Thames & London, a spacious open plan reception room with a modern integrated kitchen, 2 balconies, good storage, utility cupboard & 2 luxury bathrooms (1 en-suite) and benefits from a valet parking service.

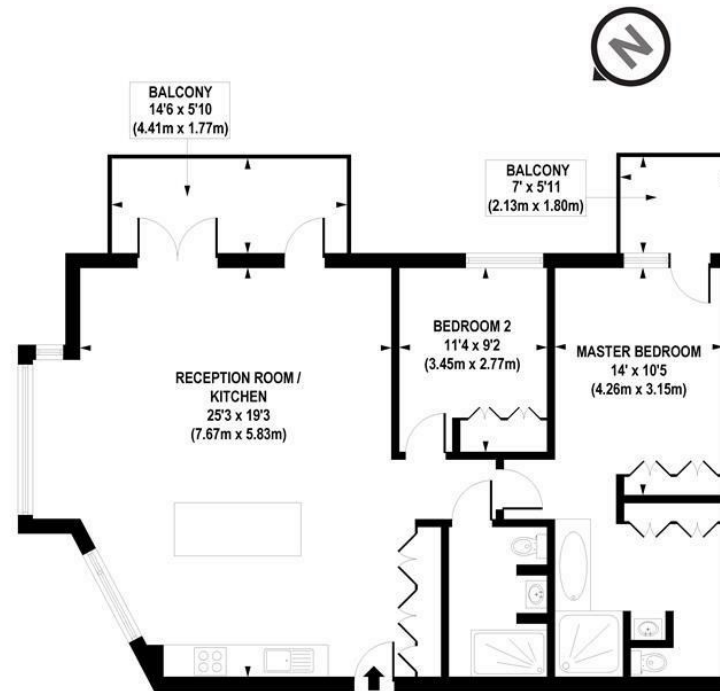
Embassy Gardens is one of the most popular new build developments located in the heart of Nine Elms; for the residents' private use there is a 24-hour concierge, cinema screening room, library & lounge, business centre, yoga studio, 2 private gymnasiums, and a heated indoor/outdoor swimming pool. Residents 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, Darby's restaurant, The Alchemist cocktail bar, Homeboy bars, 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 is less than a 5 minutes' walk 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.

- 2 Bedrooms
- 998sq.ft (92.76sq.m)
- 2 Balconies
- Dual Aspect Open Plan Reception
- 2 Bathrooms (1 En-Suite)
- Valet Parking
- Southeast Aspect
- Sky Pool
- 2 Resident Gyms
- 24 Hour Concierge



EPC certificate available on request.



**APPROX. GROSS INTERNAL FLOOR AREA 998 sq. ft / 92.76 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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