



5 New Union Square, London
SW11

GARTON JONES.COM

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£775,000 Leasehold

One of the best positioned 1-bedroom apartments of approx. 612sq.ft (56.9sqm) available for sale on the 11th floor of Ambassador Building, Embassy Gardens. This immaculately presented apartment has a stunning dual aspect open plan reception room that is flooded with natural light, leading onto a larger than average balcony offering amazing views of the River Thames and City of London. There is a smart integrated kitchen with beautiful marble worktops, very good storage throughout, a luxury bathroom suite and spacious bedroom with built-in wardrobes. Interiors at Embassy Gardens boast high ceilings, walnut parquet flooring, marble counter tops in the kitchens and thermostatically controlled comfort cooling and heating.

For the residents' private use there is a 24-hour concierge, cinema screening room, library & lounge, business centre, yoga studio, 2 private gyms, 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, Darby's 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.

In accordance with the Estate Agents Act 1979, Garton Jones is obliged to disclose that the seller of this property is a Director of this company

- Leasehold: 985 Years Remaining (999 years from 1 January 2011)
- Service Charges: £6,349.12 per annum
- Ground Rent: £500 per annum
- EPC Rating C (73)

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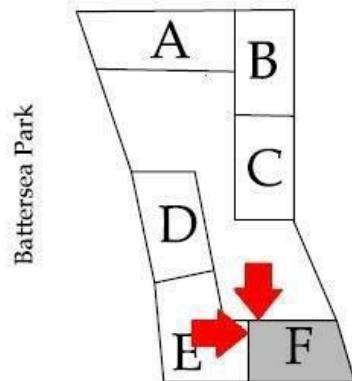
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EPC certificate available on request.

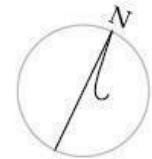
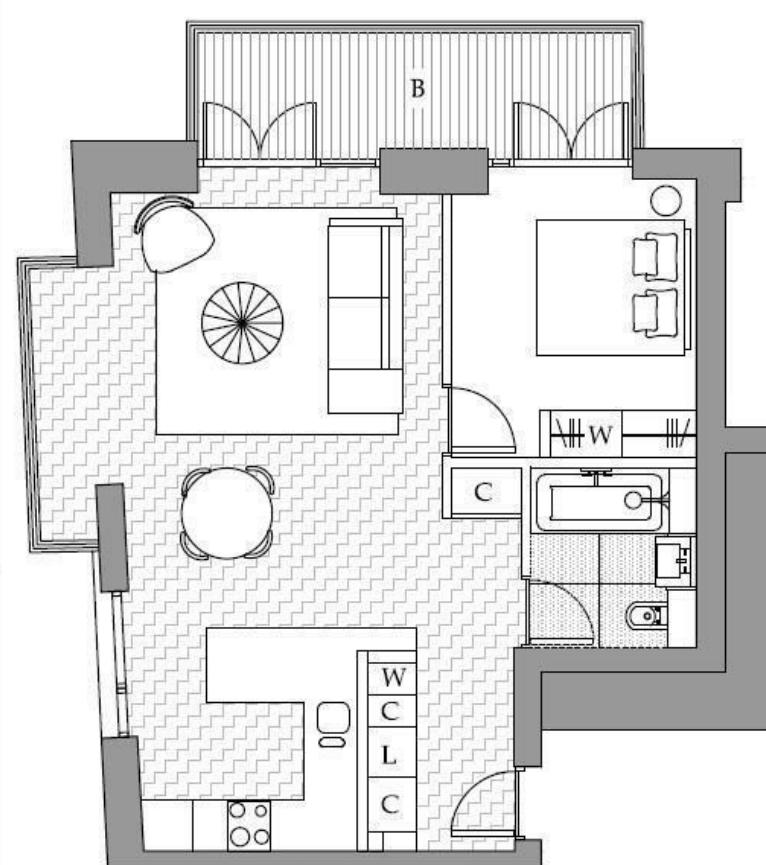
Central London Thames River



Battersea Park

LINEAR PARK

US Embassy



1 Bedroom
Total area:
56.9sqm/612sqft
Living area
8475X5130mm
Bedroom :
3625X3030mm
Balcony
8.4sqm

