



8 New Union Square, London
SW11

GARTON JONES.COM



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, SW11

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£700,000 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.

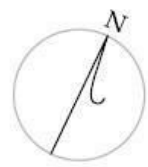
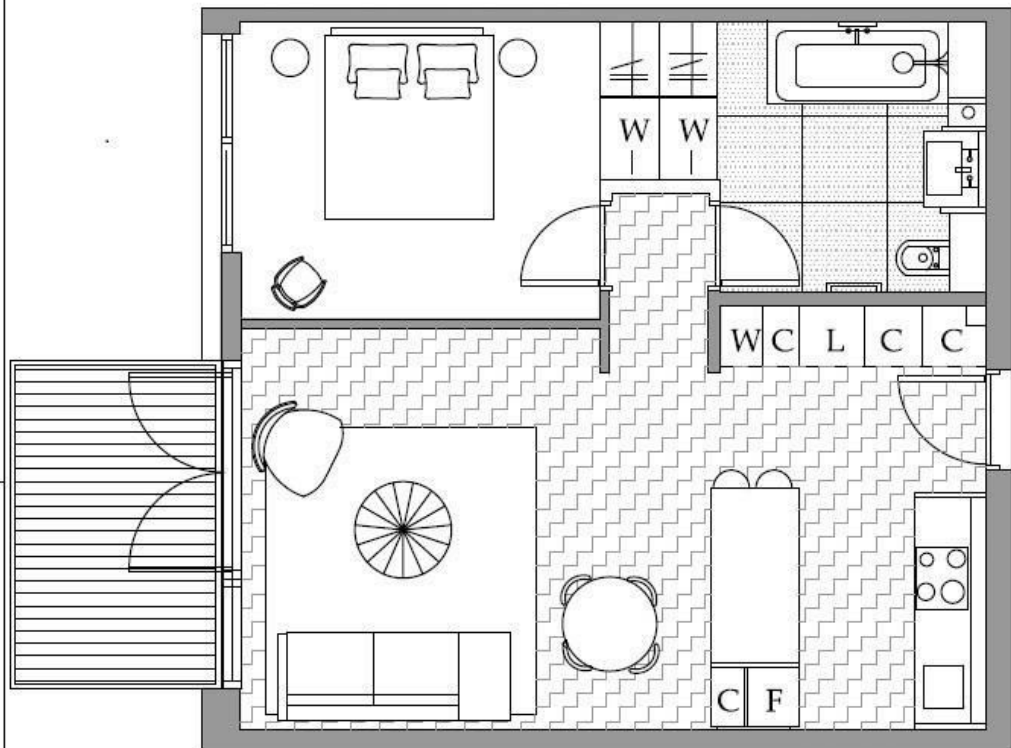
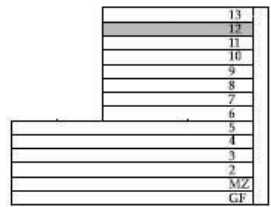
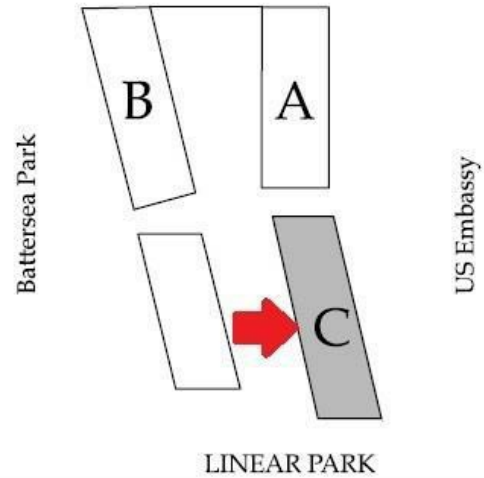
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 certificate is available on Request
- Council Tax Band E (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining
- Service Charges: £6,000 per annum
- Ground Rent: £500 per annum
- EPC Rating B (84)

- 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



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

