



5 New Union Square, London  
SW11

GARTON JONES.COM



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GARTON JONES.COM

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## £795,000 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 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, 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.

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

- 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)

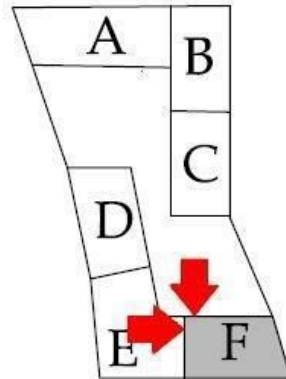
- 1 Bedroom
- 612sq.ft (56.9sq.m)
- Dual Aspect Open Plan Reception
- Large Balcony with Fantastic Views
- 24 Hour Concierge
- Residents Gym
- Sky Pool
- Cinema Screening Room
- Business Suites
- 0.4 Miles to Nine Elms Tube Station



EPC certificate available on request.

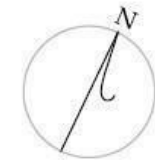
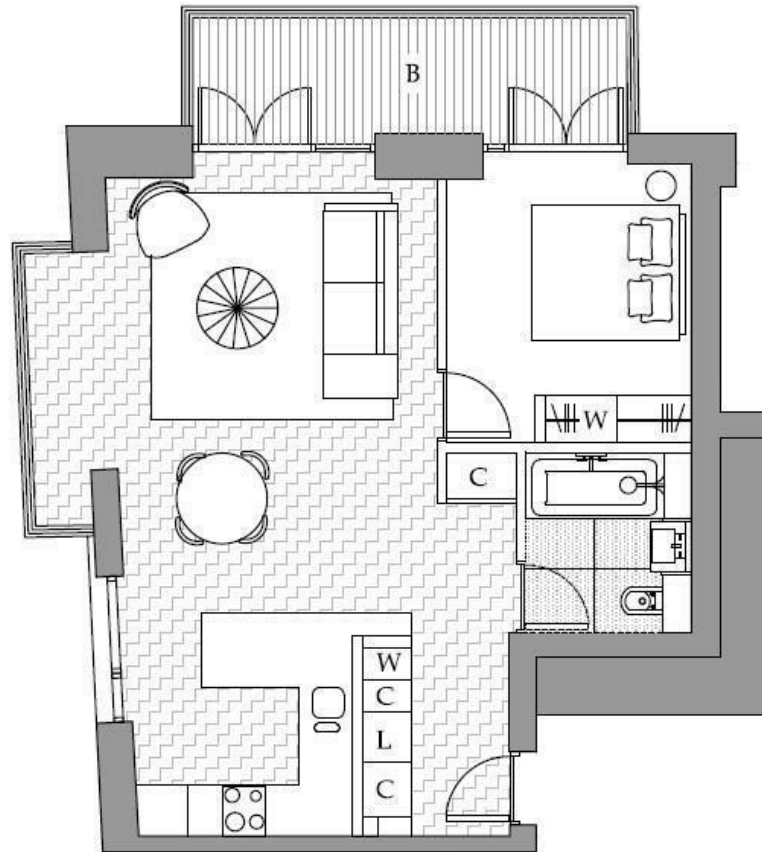
# Central London Thames River

Battersea Park



US Embassy

LINEAR PARK



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



