



8 New Union Square, Nine Elms  
SW11

GARTON JONES.COM

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9 Albert  
Embankment  
London  
SE1 7SP

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

## £4,250,000 Leasehold

Welcome to this exquisite property located in the prestigious Capital Building in Embassy Gardens, Nine Elms, London SW11. This stunning flat boasts a spacious layout with 1 reception room, 3 bedrooms, and 3 bathrooms, offering a comfortable and luxurious living space.

Situated on the 11th floor, this large 3-bedroom flat spans approximately 2,289sq.ft, providing ample room for relaxation and entertainment. The highlight of this property is the private roof terrace, perfect for enjoying panoramic views of the River Thames, the city skyline and hosting gatherings with friends and family.

Residents of Capital Building, Embassy Gardens are treated to first-class amenities, including a sky pool, 2 resident gyms, a 24-hour concierge service, and business suites, ensuring a convenient and upscale lifestyle.

Located in the heart of Nine Elms, this property is surrounded by a vibrant neighbourhood with an array of shops, restaurants, and bars to explore. Additionally, being close to the Battersea Power Station regeneration project adds to the appeal of this prime location.

Please note furniture may differ to that shown in the current photos and some photos have been virtually staged.

- 3 Bedrooms
- 2,289sq.ft (212.7sq.m)
- Private Roof Garden
- Direct River Views
- 3 Bathrooms (2 En-Suite)
- Sky Pool
- Residents Gym
- 24 Hour Concierge
- Cinema Screening Room & Business Suites
- 0.4 Miles to Battersea Power Station Tube



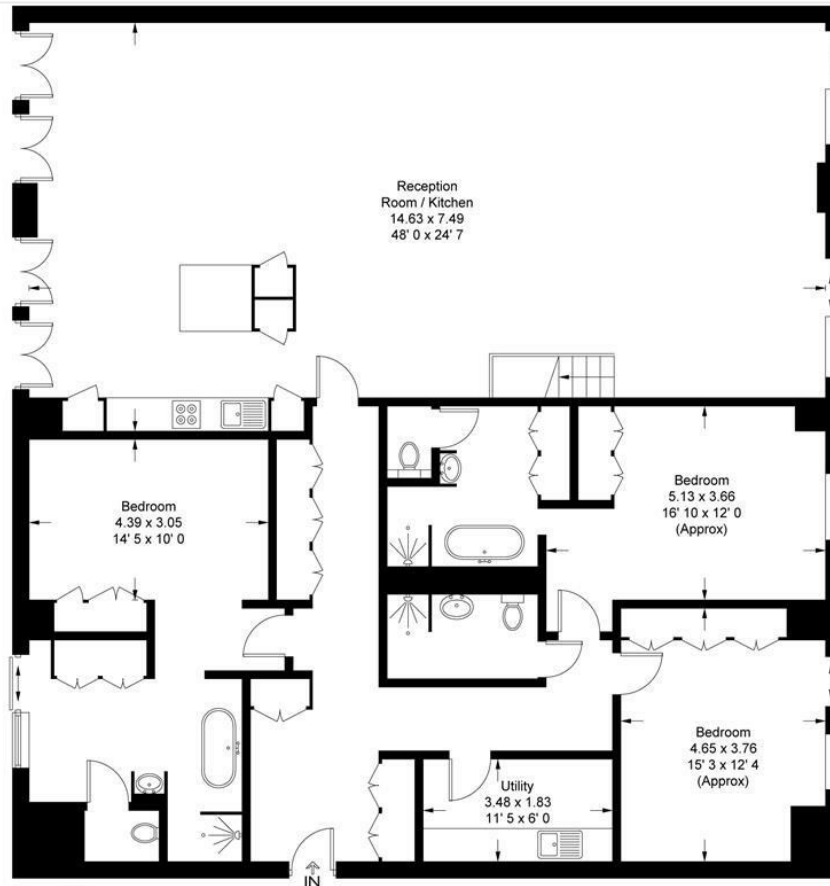
EPC certificate available on request.

## Capital Building Embassy

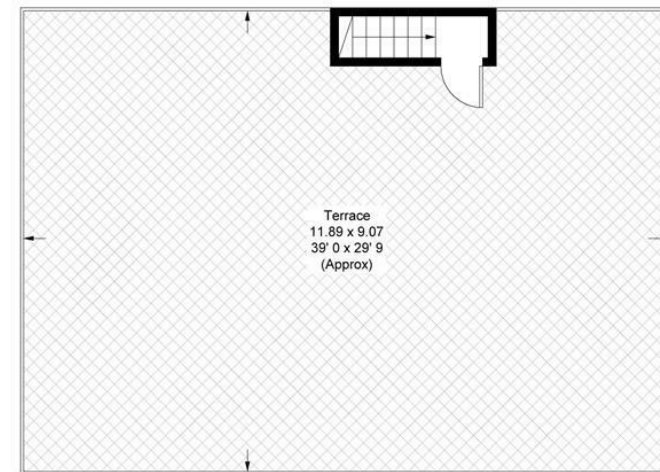
Approximate Gross Internal Area = 2462 sq ft / 228.8 sq m

Terrace = 1114 sq ft / 103.5 sq m

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Eleventh Floor  
2440 sq ft / 226.7 sq m



Twelfth Floor  
22 sq ft / 2.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





