



5 New Union Square, London  
SW11

GARTONJONES.COM



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## £875,000 Leasehold

Welcome to your urban sanctuary at Embassy Gardens, Nine Elms, SW11. This beautifully designed two-bedroom, two-bathroom apartment offers a sophisticated and spacious living experience, perfectly positioned in one of London's most sought-after riverside districts.

Upon entering, you'll be greeted by a stylish open-plan layout, ideal for both relaxation and entertaining. The apartment features a fully fitted, modern kitchen with high-end appliances that flows seamlessly into the main living area. Two generously sized bedrooms include a master with a sleek en-suite bathroom, while a second family bathroom serves the rest of the home. Ample built-in storage solutions ensure a clutter-free environment.

One of the standout features of this apartment is the pair of private winter gardens, offering easterly views directly over the iconic American Embassy. These versatile spaces provide a tranquil retreat year-round, perfect for a morning coffee or an evening unwind.

Living at Embassy Gardens is more than just an address—it's a lifestyle. Residents enjoy access to an unparalleled array of world-class amenities, including two state-of-the-art gyms, the famous Sky Pool, and a second swimming pool. The estate also boasts cinema screening rooms, private business suites, and a 24-hour concierge service.

The surrounding area has flourished over the last few years into a vibrant hub of culture and convenience. Enjoy a fantastic selection of on-site bars and restaurants, including the acclaimed Darby's and the popular Linnaean. You also have a Waitrose supermarket right on your doorstep. Connectivity is a breeze with Vauxhall Station and the Nine Elms Northern Line station a short walk away, providing quick and easy access to Central London.

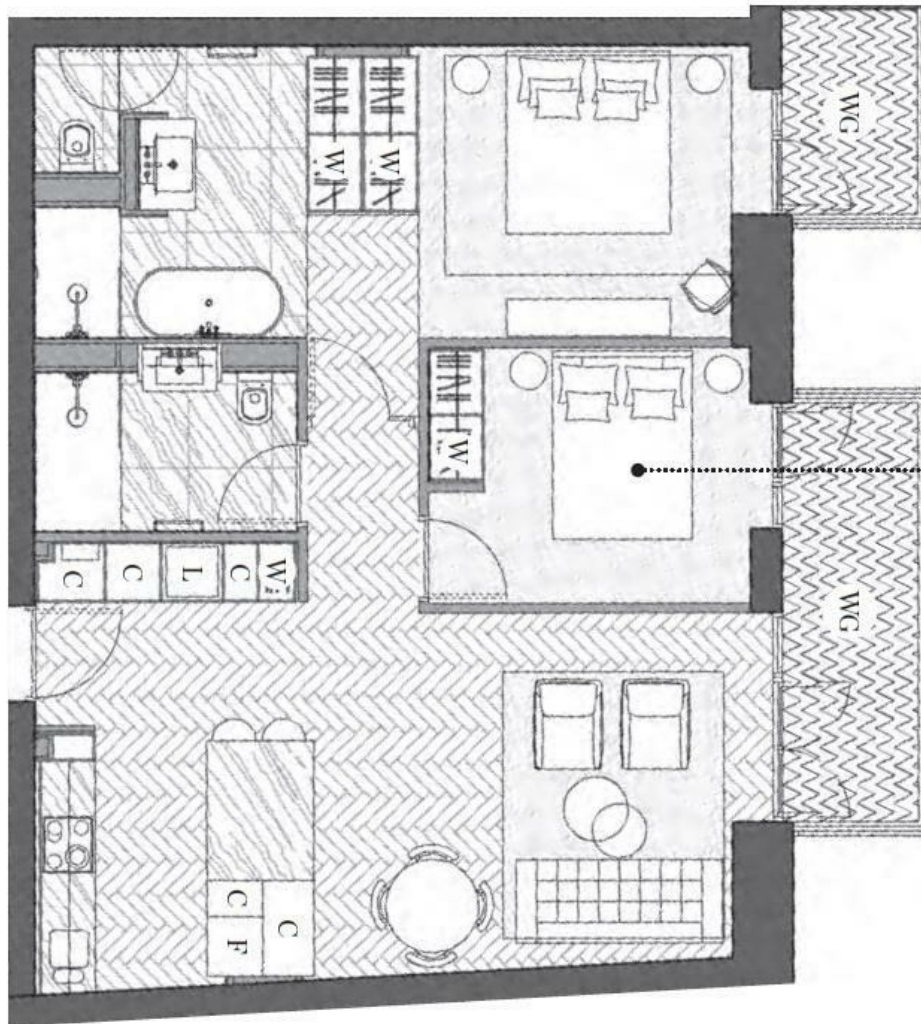
This property represents a fantastic opportunity to own a piece of prime London real estate in a rapidly appreciating location.

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

- 2 Bedroom
- 835sq.ft (77sq.m)
- 2 Bathrooms (1 En-Suite)
- Views Towards U.S. Embassy
- Open Plan Reception
- 2 Winter Gardens
- Residents Gyms
- Sky Pool
- Cinema Screening Room
- Business Suites



EPC certificate available on request.



**2 Bedroom**

**Total area:**  
77.6 sqm / 835 sqft

**Living area:**  
7675 x 3905 mm

**Bedroom 1:**  
4765 x 3150 mm

**Bedroom 2:**  
3465 x 2750 mm

**Winter Gardens:**  
9.8 sqm

