



Embassy Gardens, London
SW11

GARTON JONES.COM



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£1,075,000 Leasehold

Introducing an exquisite 2-bedroom apartment of approx.935sq.ft (86.9sq.m) available for sale in the highly sought-after Capital Building, Embassy Gardens. This modern and spacious apartment offers an exceptional living experience in the heart of the Nine Elms regeneration and further benefits from a dual aspect open plan reception room with a modern integrated kitchen, access to a large private balcony with great views, good storage, secure parking and 2 luxury bathrooms (1 en-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, Homeboy bars, 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, has now opened and 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.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining (999 years from 1 January 2011)
- Service Charges: £9,250 per annum
- Ground Rent: £800 per annum
- EPC Rating B (84)

EPC certificate available on request.

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- 2 Bedrooms
- 935sq.ft (86.9sq.m)
- Dual Aspect Reception
- Large Private Balcony
- Valet Parking
- 24 Hour Concierge
- 2 Residents Gyms
- Sky Pool
- Cinema Screening Room & Business Suite
- 0.5 Miles from Nine Elms Station





