



Embassy Gardens, London
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

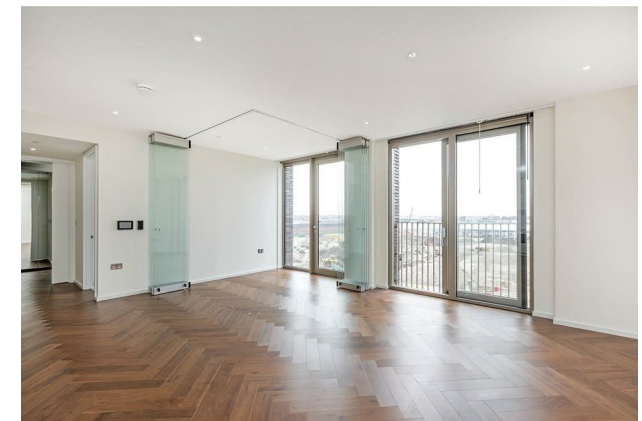
£935,000 Leasehold

A spacious 2-bedroom apartment for sale of approx. 961sq.ft (89.3sq.m) available in Capital Building, Embassy Gardens, a very popular residential development in the heart of the Nine Elms Regeneration and close to the banks of the River Thames. This property benefits from an open plan reception room with a smart integrated kitchen with a breakfast bar, a winter garden, 2 luxury bathrooms (1 en-suite) and good storage including fitted wardrobes to both bedrooms. 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 heated 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. The new 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. Embassy Gardens is also a short walk away from Battersea Power Station that has just opened, offering fantastic shops, restaurants & bars all on your doorstep.

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

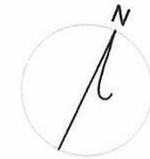
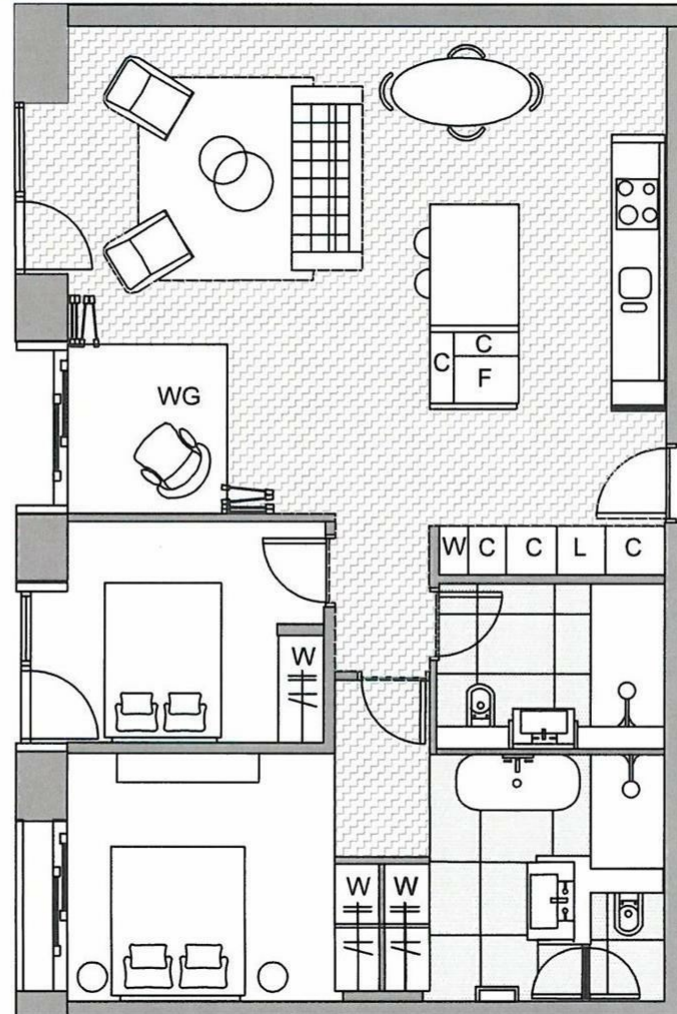
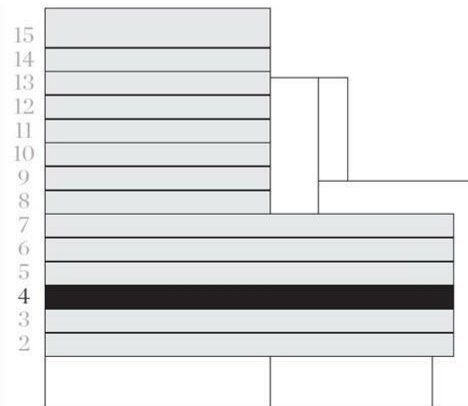
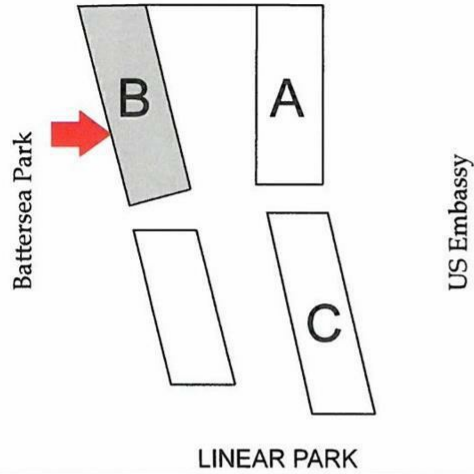
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining
- Service Charges: Approx. £9,000 per annum
- Ground Rent: £800 per annum
- EPC Rating B (86)

- 2 Bedrooms
- 961sq.ft (89.3sq.m)
- Secure Parking
- Dual Aspect Reception
- Modern Integrated Kitchen
- 24 Hour Concierge
- Resident Gyms
- Sky Pool
- Cinema Screening Room & Business Suites
- 0.5 Miles to Nine Elms Station



EPC certificate available on request.

Central London
Thames River



2 Bedroom
Total area:
 89.3 sqm / 961 sqft
Living area:
 7500 x 6400 mm
Bedroom 1:
 4656 x 3135 mm
Bedroom 2:
 3265 x 2800 mm
Winter Garden:
 5.1 sqm

