



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

£999,000 Leasehold

A beautifully presented 2-bedroom apartment available for sale, offering 735sq.ft (68.2sq.m) situated on one of the upper floors of Ambassador Building, part of the Embassy Gardens development, one of Nine Elms most popular residential complexes. Offered chain free, this fantastic property benefits from plenty of natural light with a dual aspect, open plan reception room & modern integrated kitchen, 2 spacious bathrooms (1 en-suite), fantastic storage throughout, secure valet parking & comfort cooling. 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. 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 is also now open, offering a fantastic range of shops, restaurants & bars all on your doorstep.

- 2 Bedrooms
- 735sq.ft (68.2sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception & Modern Integrated Kitchen
- Secure Parking
- Views Towards the River Thames & U.S Embassy
- Sky Pool
- 2 Residents Gyms
- Cinema Screening Room & Business Suites
- 0.4 Miles to Battersea Power Station & Nine Elms Station

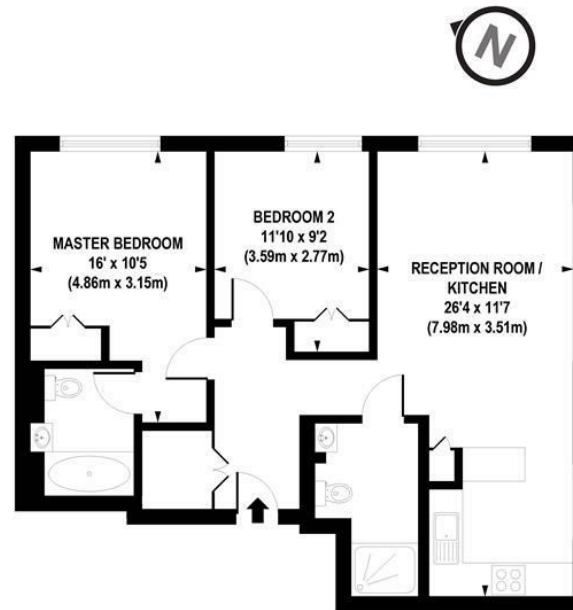


Please note furniture may differ to that shown in the current photos.

- 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 F (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining (999 years from 1 January 2011)
- Service Charges: £6,209 per annum
- Ground Rent: £750 per annum
- EPC Rating B (82)

EPC certificate available on request.





APPROX. GROSS INTERNAL FLOOR AREA 735 sq. ft / 68.26 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

