



Embassy Gardens, London  
SW11

GARTON JONES.COM

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## £935,000 Leasehold

A fantastic 2-bedroom apartment of approximately 780sq.ft (72.5sq.m) available for sale in Ambassador Building, part of the highly coveted Embassy Gardens development in the heart of the Nine Elms regeneration. This apartment benefits from a large open plan reception room with a smart integrated kitchen, 2 luxury bathrooms (1 en-suite), good internal storage and interiors boasting high ceilings, walnut parquet flooring, marble counter tops in the kitchens and thermostatically controlled comfort cooling and heating.

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, as well as a Waitrose convenience store all 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, 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. Battersea Power Station is also a short walk away with a plethora of shops, restaurants and bars at your convenience.

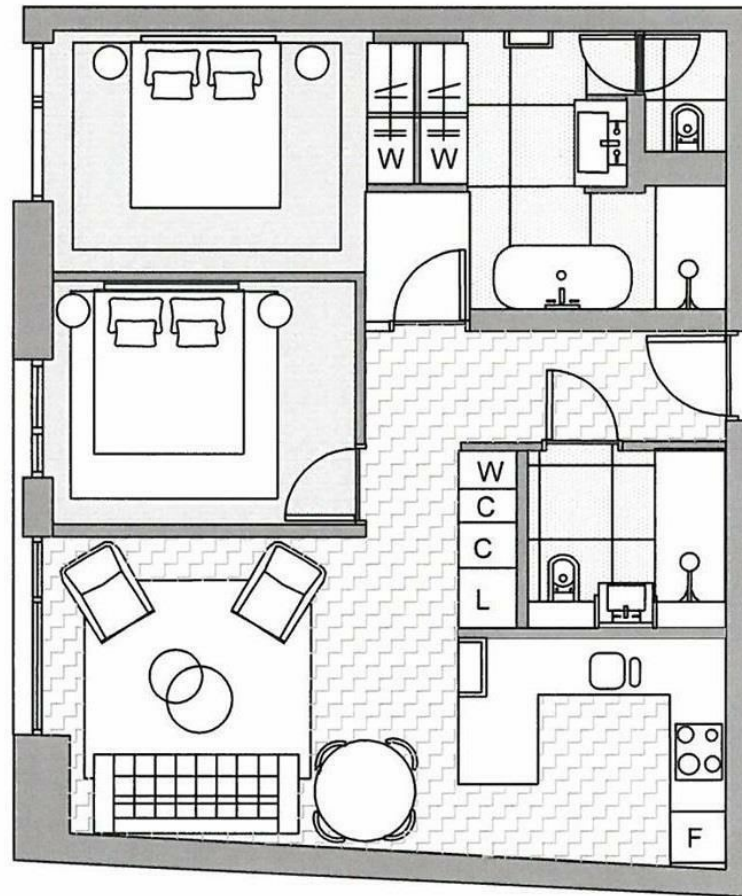
Please note some of the photos have been virtually staged and are to be used as an example

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F ( London Borough of Wandsworth)
- Leasehold: 987 Years Remaining
- Service Charges: £7,100 per annum
- Ground Rent: £700 per annum
- EPC Rating B (82)

- 2 Bedrooms
- 780sq.ft (72.5sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception & Modern Kitchen
- Sky Pool
- 2 Resident Gyms
- 24 Hour Concierge
- Cinema Screening Room
- Business Suites
- 0.4 Miles to Nine Elms Tube Station & Battersea Power Station Shopping Facilities



EPC certificate available on request.



2 Bedroom  
Total area:  
72.5 sqm/780 sqft  
Living area  
7825x3615mm  
Bedroom 1 :  
4870x2750mm  
Bedroom 2 :  
3590x2800mm

