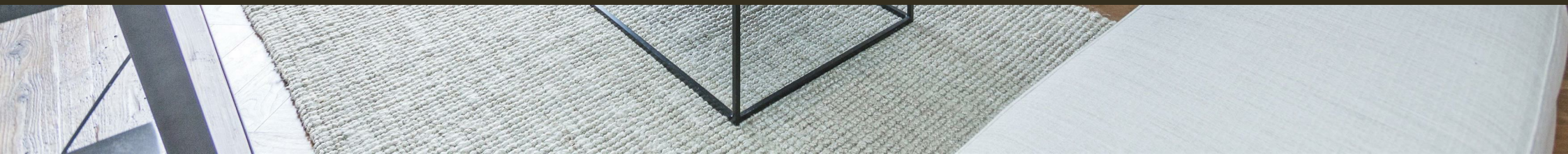




Embassy Gardens, London  
SW11

GARTON JONES.COM



# Embassy Gardens, London , SW11

GARTON JONES.COM

9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £925,000 Leasehold

A stunning 2-bedroom, 2-bathroom (1 en-suite) apartment of 753sq.ft (70sq.m) available for sale in Ambassador Building, Embassy Gardens, a popular residential development in the heart of Nine Elms. This fantastic apartment has been completed to a high standard offering peaceful views over the communal gardens towards the U.S Embassy, a spacious open plan reception room with a modern integrated kitchen, large balcony, good built-in storage throughout, a utility cupboard and 2 luxury bathroom suites.

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, Darby's restaurant, The Alchemist cocktail bar, 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 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.

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: No 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: £6,918 per annum (£3,459 half annually)
- Ground Rent: £750 per annum
- EPC Rating B (82)

- 2 Bedrooms
- 753sq.ft (70sq.m)
- 2 Bathrooms
- Views over Communal Gardens & American Embassy
- Larger-than-Average Balcony
- 24 Hour Concierge
- Sky Pool
- Residents Gym & Cinema
- Cinema Screening Room & Business Suites
- 0.4 Miles to Nine Elms Station



EPC certificate available on request.

Thames River

Battersea Park

A B

D C

E F

US Embassy

LINEAR PARK

2 Bedroom

**Total area:**  
70 sqm / 753 sqft

**Living area:**  
8325 x 3545 mm

**Bedroom 1:**  
4095 x 3180 mm

**Bedroom 2:**  
3725 x 2760 mm

**Balcony:**  
20.6 sqm

