



Embassy Gardens, London  
SW11

GARTON JONES.COM



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## £800,000 Leasehold

A stunning, direct river facing 1-bedroom apartment of approx. 656sq.ft (60.9sqm) available in Ambassador Building, Embassy Gardens, Nine Elms SW11. This beautiful apartment is one of the best positioned 1 beds in the entire development and has a very spacious, open plan reception room with a large balcony offering direct views of the River Thames. There is a smart integrated kitchen, good storage, and a luxury bathroom suite. Interiors boast high ceilings, walnut parquet flooring, marble countertops 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 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, is less than a 5 minutes' walk from Ambassador Building 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: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining
- Service Charge: Approx. £6,000 per annum
- Ground Rent: £500 per annum
- EPC Rating B (83)

- EWS1 Compliant
- 656sq.ft (60sq.m)
- 1 Bedroom
- Direct River Views
- Balcony
- 24 Hour Concierge
- 2 Resident Gyms
- Sky Pool
- Cinema Screening Room & Business Suite
- 0.4 Miles from Nine Elms Station



EPC certificate available on request.





