



Embassy Gardens, Nine Elms
London SW11

GARTONJONES.COM



Embassy Gardens, Nine Elms London, SW11

£1,200 Per Week

A spacious 2 double bedroom apartment of approx.999sq.ft (92.8sq.m) boasting direct river views available to rent in Capital Building, Embassy Gardens. This apartment has a dual aspect open plan reception room with a Winter garden and smart integrated kitchen, good storage, 2 luxury bathrooms (1 en- suite) and secure parking. Interiors boast 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, 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. Battersea Power Station tube station, part of the Northern Line extension, has now opened and is less than a 5 minutes' walk from Capital Building 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.

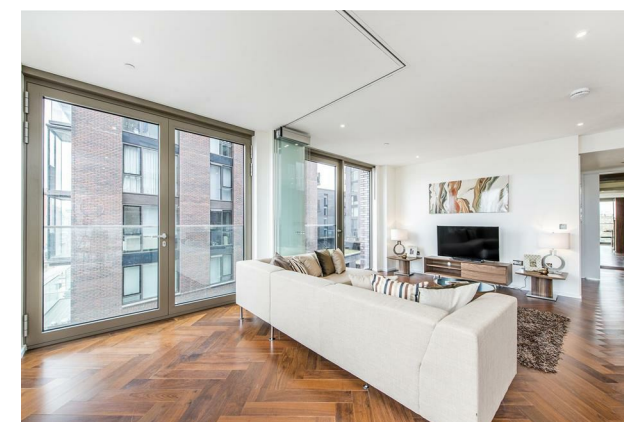
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal : Check Coverage via Ofcom
- Parking: Valet Parking via separate negotiation
- Lift Access
- Building Safety: EWS1 certificate is available on Request
- Council Tax Band G (London Borough of Wandsworth)
- 6 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance
- EPC Rating B (83)

- 2 Bedroom
- 940sq.ft (87.33sq.m)
- Views of the River Thames
- Dual Aspect Open Plan Reception
- Winter Garden
- 24 Hour Concierge
- 2 Resident Gyms
- Sky Pool
- Cinema Screening Room & Business Suites
- 0.4 Miles from Battersea Power Station Tube

GARTON JONES.COM

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**Central London
Thames River**

Battersea Park

US Embassy

LINEAR PARK

A

B

C

WG

C

F

C

C

L

C

C

W

W

W

W

2 Bedroom
Total area:
92.8sqm/999 sqft

