



Embassy Gardens, London
SW11

GARTONJONES.COM



Embassy Gardens, London , SW11

£975 Per Week

Introducing an exquisite 2-bedroom apartment of approx. 935sq.ft (86.9sq.m) available for rent in the highly sought-after Capital Building, Embassy Gardens. This modern and spacious 8th floor apartment offers an exceptional living experience in the heart of the Nine Elms regeneration and further benefits from a dual aspect open plan reception room with a modern integrated kitchen, access to a large private balcony with great views, good storage, secure parking and 2 luxury bathrooms (1 en-suite).

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 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 & Mobile Signal : Check Coverage via Ofcom
- Parking: Available via Separate Agreement
- Lift Access
- Building Safety: EWS1 Certificate 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 (84)

- 2 Bedrooms
- 935sq.ft (86.9sq.m)
- Dual Aspect Reception
- Large Private Balcony
- Valet Parking (via separate agreement)
- 24 Hour Concierge
- Sky Pool
- Resident Gyms
- Cinema Screening Room & Business Suites
- 0.5 Miles to Nine Elms Tube Station

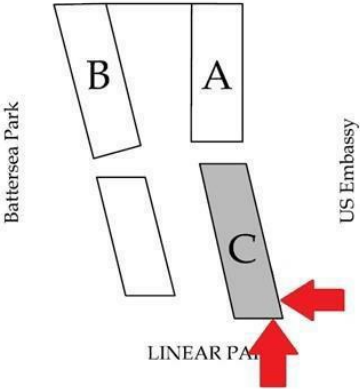
GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

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



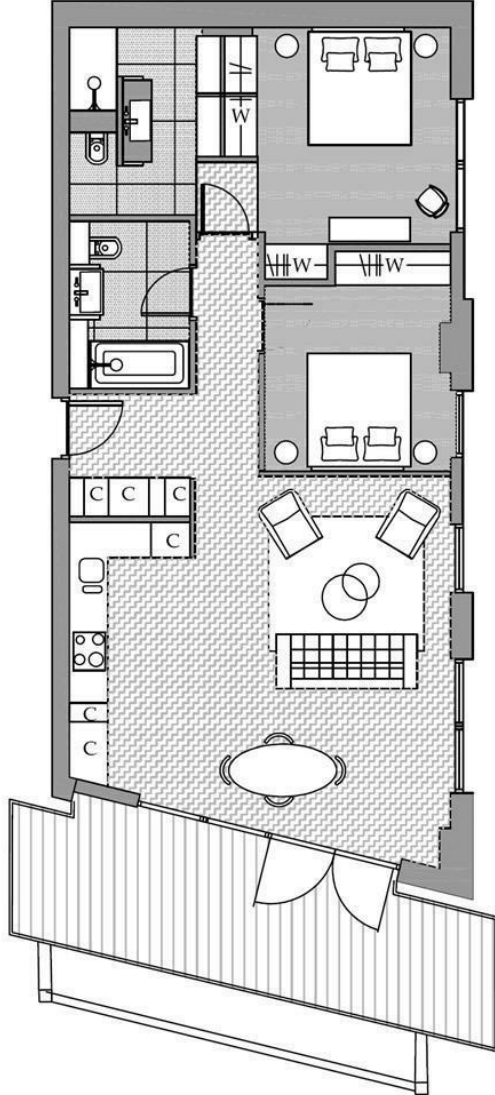
Central London
Thames River



Battersea Park

US Embassy

LINEAR PARK



802

2 Bedroom
Total area:
86.9sqm/935sqft
Living area
6525x5980mm
Bedroom 1 :
3945x3635mm
Bedroom 2 :
3735x3245mm
Winter Garden:
19.9sqm

