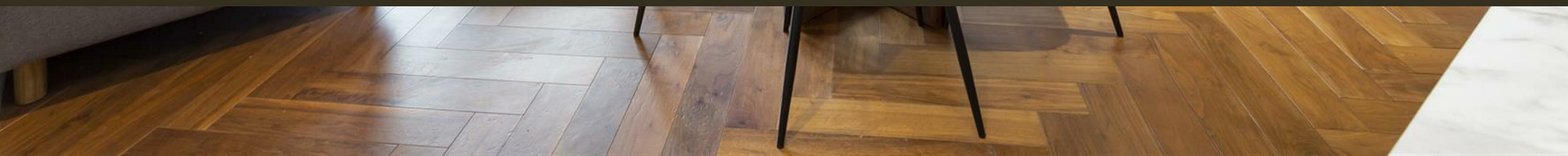




New Union Square, London
SW11

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£975,000 Leasehold

A stunning 2-bedroom apartment of approximately 729sq.ft (67.7sq.m) available for sale in Ambassador Building, part of the highly coveted Embassy Gardens development in the heart of Nine Elms. This spacious 8th floor apartment benefits from an open plan reception room and a smart integrated kitchen leading out to a large balcony overlooking communal gardens, 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. The property sale also includes a Parking License for 1 vehicle and can be rented out as an additional source of income.

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.

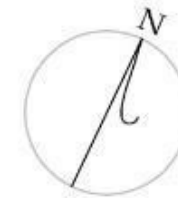
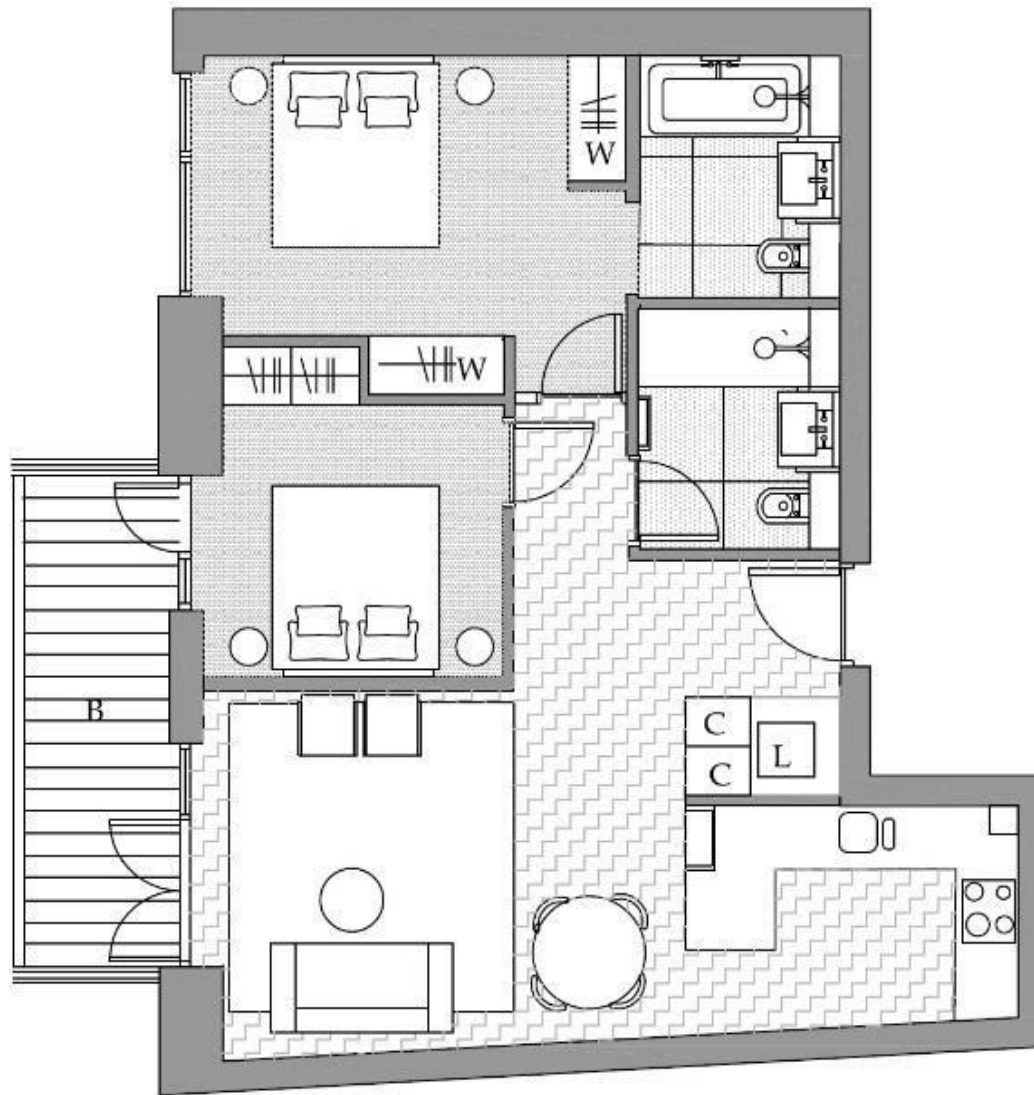
Please note furniture may differ to that shown in the current photos and viewings are highly recommended.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: Parking License for 1 vehicle
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band F (London Borough of Wandsworth)
- Leasehold: 986 Years Remaining (999 Years from 1 January 2011)
- Service Charges: £7,000 per annum (payable half-annually)
- Ground Rent: £750 per annum (payable annually)
- EPC Rating B (83)

- 2 Bedrooms
- 729sq.ft (67.7sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- Views Over Communal Gardens
- Parking license
- Balcony
- Sky Pool
- Resident Gyms
- 0.3 Miles to Battersea Power Station Tube



EPC certificate available on request.



2 Bedroom

Total area:
67.7 sqm/729 sqft

Living area
8200x3525mm

Bedroom 1 :
4270x3400mm

Bedroom 2 :
3020x2750mm

Balcony:
7.6sqm

