



Embassy Gardens 8 New Union Square, London
SW11

GARTONJONES.COM



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£625 Per Week

A spacious Manhattan Suite apartment of 417sq.ft (38.7sq.m) in Capital Building, Embassy Gardens. This apartment benefits from an open plan reception room with a modern integrated kitchen, access to a large private balcony with views over New Union Square, good storage, and a luxury bathroom suite as well as frosted glass panels separating the bedroom from the living space. Interiors boast high ceilings, walnut parquet flooring, marble countertops in the kitchens and comfort cooling & 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. Nine Elms tube station is less than a 5 minutes' walk 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: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band D (London Borough of Wandsworth)
- 5 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance
- EPC Rating B (82)

- Studio Apartment
- 417sq.ft (38.7sq.m)
- Large Private Balcony
- Modern Fitted Kitchen
- 24 Hour Concierge
- Sky Pool
- 2 Residents Gyms
- Cinema Screening Room
- Business Suites
- 0.3 Miles to Battersea Power Station





