



Embassy Gardens, London  
SW11

GARTON JONES.COM

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9 Albert  
Embankment  
London  
SE1 7SP

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

## £1,153 Per Week

A stunning 2-bedroom apartment offering (783 sq. ft / 72.70 sq. m) available to rent on the 16th floor of The Modern, Embassy Gardens, one of Nine Elms most popular residential developments. Completed to a very high standard, this apartment benefits from a dual aspect, open plan reception and modern integrated kitchen, two spacious bedrooms with built-in storage, a large private balcony and generous storage space throughout.

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 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.

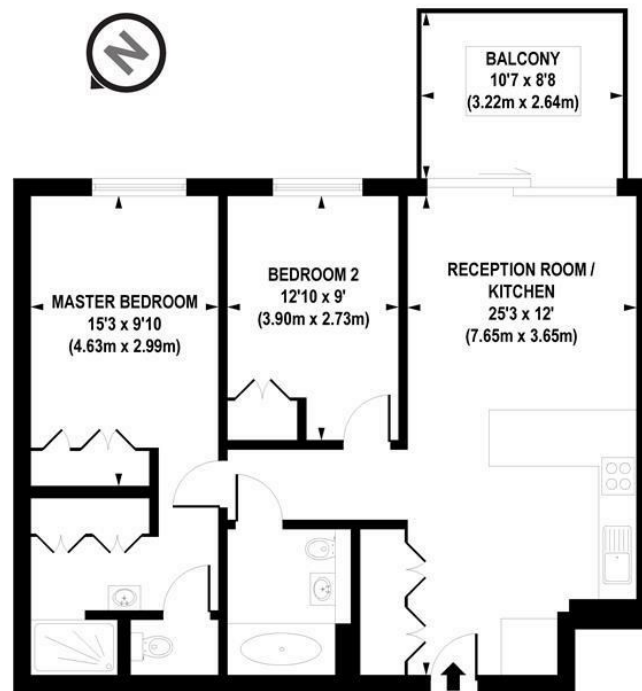
Please note photos are just for reference and are of a similar apartment in the complex.

- 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 F (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(86)

- 2 Bedrooms
- 783 sq. ft / 72.70 sq. m
- 2 Bathrooms (1 En-Suite)
- Balcony
- Open Plan Reception & Modern Kitchen
- 16th Floor
- 24 Hour Concierge
- Sky Pool
- 2 Resident Gyms
- 0.3 Miles to Nine Elms Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 783 sq. ft / 72.70 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

