



Embassy Gardens, 5 New Union Square
London SW11

GARTON JONES.COM

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£875 Per Week

A fantastic 2-bedroom apartment of approx. 782 sq. ft / 72.61 sq. m in Ambassador Building, Embassy Gardens. This apartment has an open plan reception room leading out to a spacious balcony overlooking New Union Square. The apartment comprises a smart integrated kitchen, open-plan reception, 2 double bedrooms, good storage & 2 luxury bathrooms (1 en-suite). 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, 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.

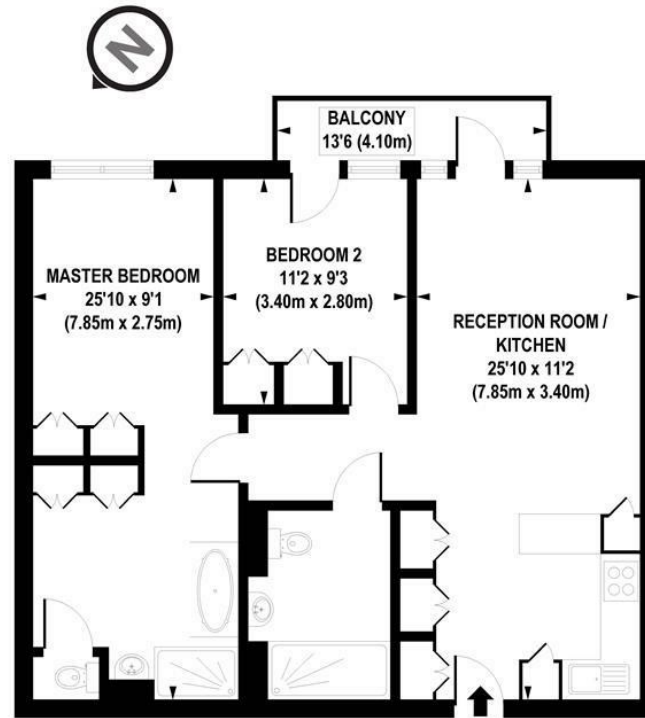
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort
- Cooling
- Broadband & Mobile Signal : Check Coverage via Ofcom
- Parking: 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 (82)

- 2 Bedrooms
- 782 sq. ft / 72.61 sq. m
- 2 Bathrooms (1 En-Suite)
- Balcony
- Open Plan Reception & Modern Kitchen
- 2 Residents Gyms
- 24 Hour Concierge
- Sky Pool
- Cinema Screening Room
- 0.4 Miles to Battersea Power Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 782 sq. ft / 72.61 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

