



Ambassador Building  
5 New Union Square, SW11







Stunning one bedroom apartment in Embassy Gardens on the 15th floor, the lively and verdant city-centre neighbourhood that wraps around the new U.S. Embassy, on London's South Bank. This apartment has a dual aspect open plan reception room with a large balcony offering good views. There is a smart integrated kitchen, good storage and a luxury bathroom suite. Interiors will typically boast high ceilings, walnut parquet flooring, marble counter tops in the kitchens and thermostatically controlled comfort cooling and heating.

Embassy Gardens is home to destination retailers, creative businesses and an exclusive residents-only amenity offering like no other in London – including two state-of-the-art gyms, luxurious spa facilities, indoor pool, 24-hour concierge and the world-famous SkyPool. And now, with the arrival of The Modern this extraordinary place is complete. Bold, 21st Century apartments in a building and a district where every detail has been designed for an easier, more connected, more enjoyable, and more contemporary way of life. Apartments that embody the best in new British design. The Modern at Embassy Gardens offers a fresh, luxurious and highly contemporary take on apartment living in London right now. The Modern features 21 floors of light-filled, and contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Embassy Gardens and the Linear Park. Embassy Gardens is London's new diplomatic precinct on the riverside, the residential and commercial centrepiece of the Nine Elms Regeneration Area. With the relocation of multiple embassies to this area, one of the most ambitious urban rejuvenation plans in London's history has come to a successful fruition.

- Spacious One Bedroom Apartment
- 24 Concierge
- Development Cinema
- Gym & Spa
- Swimming Pool

### £3,200 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

**Minimum Term:** 12 months  
**Deposit Required:** £3,692.31  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E  
**EPC Rating:** To be confirmed  
**Furnished**

### *Chestertons Battersea Park & Nine Elms Lettings*

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