



5 Union Square London

A superb two bedroom, two bathroom apartment situated in the sought after Embassy Gardens development. Offering parquet style floors and large windows, the property has been designed to maximise light and space. High specification appliances include a combination washer/dryer, dishwasher and wine cooler.

Located in the heart of the Nine Elms regeneration area residents will benefit from excellent public transport links and outstanding communal facilities, including a fitness centre, gym, private cinema and residents library.

The property also benefits from the right to park.

Approximately 986 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: G (Wandsworth)

Asking Price £1,100,000

Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

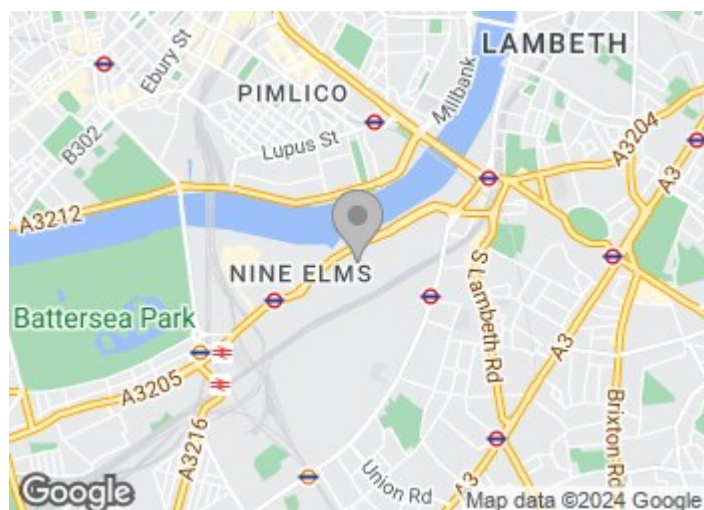
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

5 Union Square London



- Two double bedrooms
- Two bathrooms
- 24 hour concierge
- Swimming pool
- Gym
- Residents lounge & meeting room
- Residents cinema suite
- Right to park



[Directions](#)



Ambassador Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
97.70 sq m / 1,052 sq ft

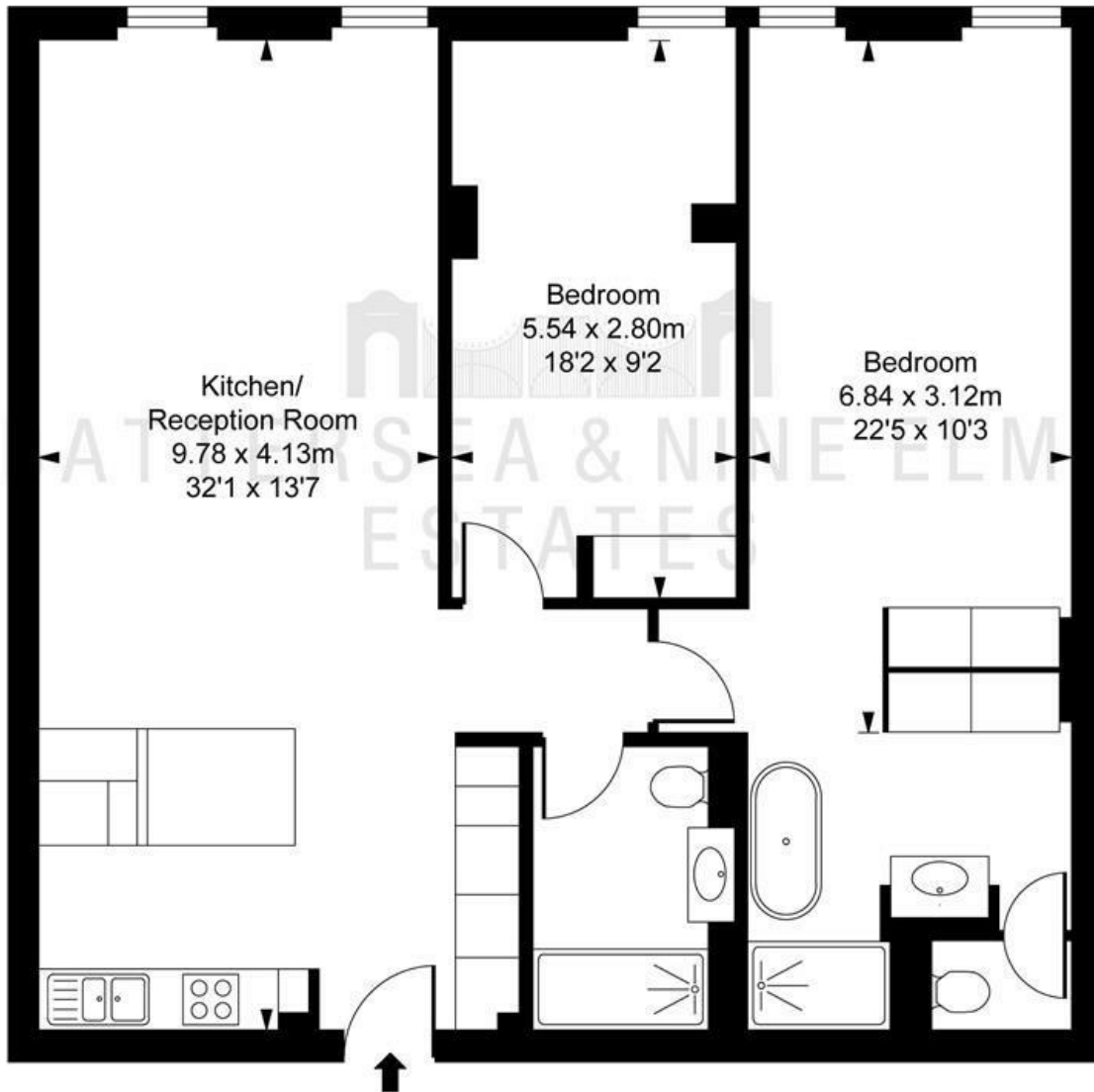


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

