

## 8 New Union Square London

A larger than average one bedroom apartment with direct river views. Situated in the sought after Embassy Gardens development; this generous property features floor to ceiling windows throughout, a well proportioned double bedroom with Juliet balcony and a spacious bathroom with luxurious finish.

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

Approximately 988 years remaining on lease  
Ground rent amount: Ask agent

**Asking Price £825,000**

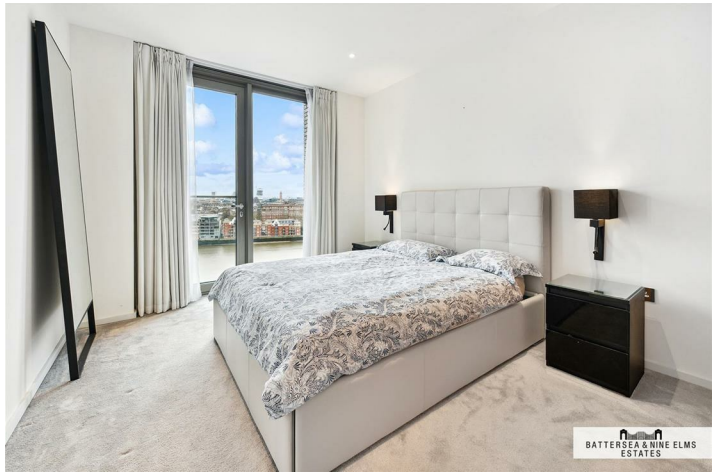
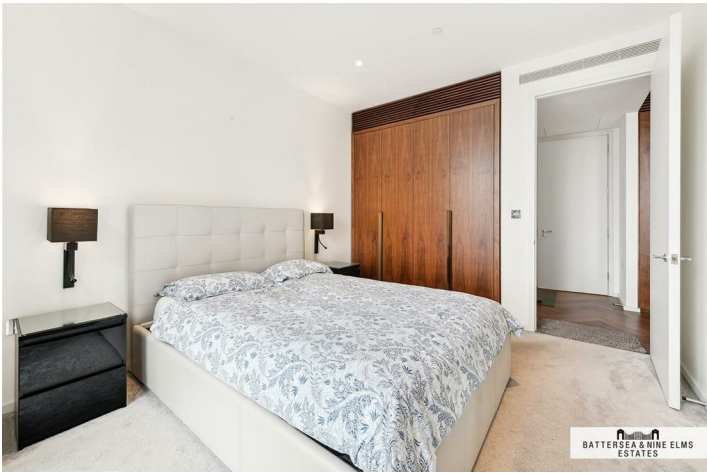
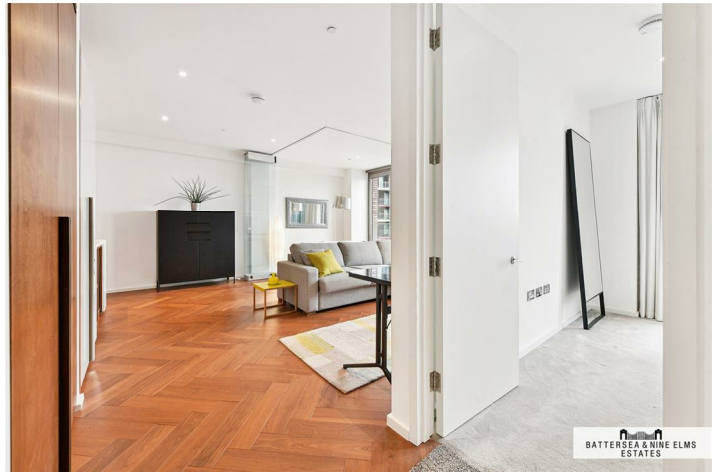
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- Views of the River Thames
- Siemens appliances including a dishwasher & combination washer/dryer
- Comfort cooling
- Swimming pool & gym
- Residents cinema & meetings rooms
- Zone 1 transport links



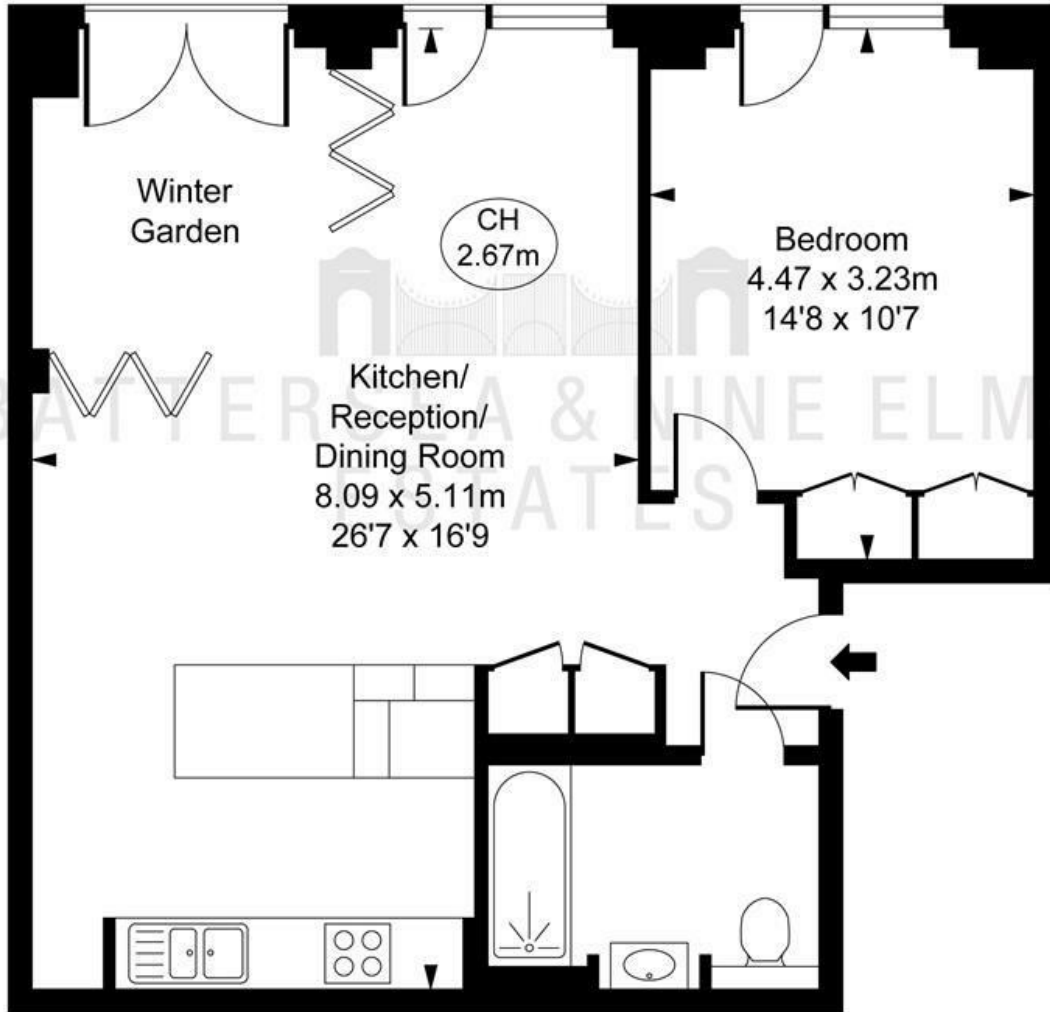
Directions



# Capital Building, New Union Square, SW11

Approximate Gross Internal Area  
61.00 sq m / 657 sq ft

( CH = Ceiling Heights )  
( Including Winter Garden )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		

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