

## 8 New Union Square London

A superb studio apartment set within the Capital Building, Embassy Gardens, located in the heart of the Nine Elms regeneration area.

This well thought out studio apartment has been designed to compliment the space on offer. The area itself consists of ample space for a double bed, high spec kitchen, a spacious bathroom and a balcony.

Residents will benefit from excellent public transports links and outstanding communal facilities, including 24 hour concierge, club lounge, swimming pool, gym, spa and residents library.

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: E (Wandsworth)

Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking No | 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

**Asking Price £550,000**

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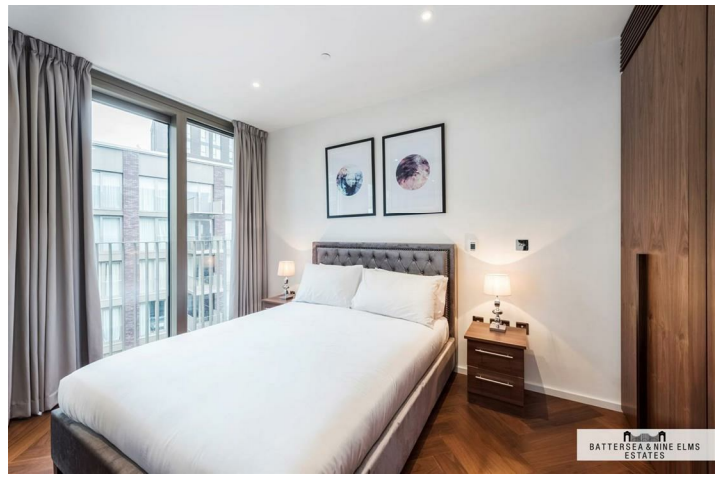
- Studio apartment
- Swimming pool & gym
- Luxury bathroom
- Residents cinema suite
- 24 hour concierge
- Residents club lounge & library



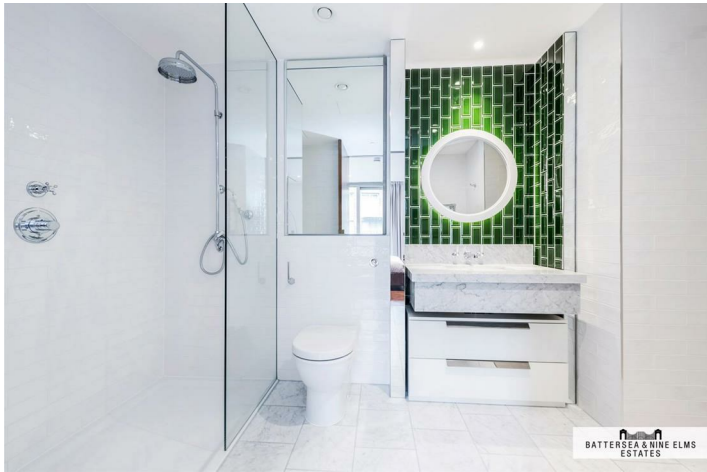
[Directions](#)



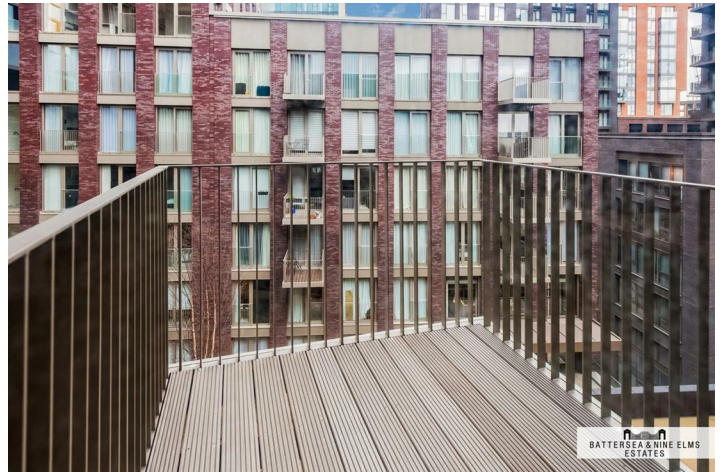
BATTERSEA & NINE ELMS  
ESTATES



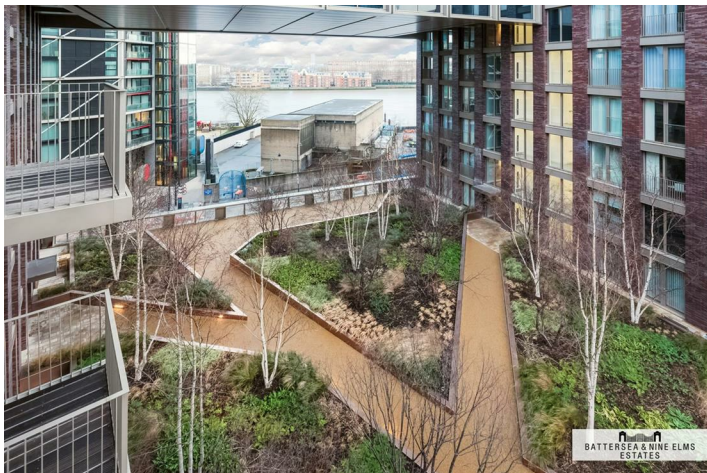
BATTERSEA & NINE ELMS  
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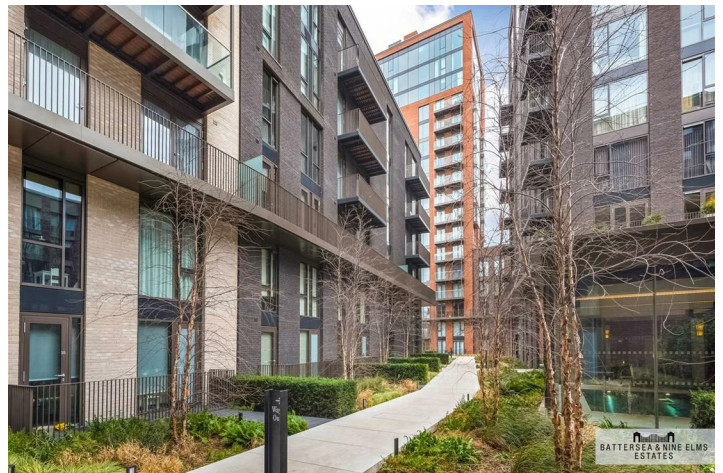
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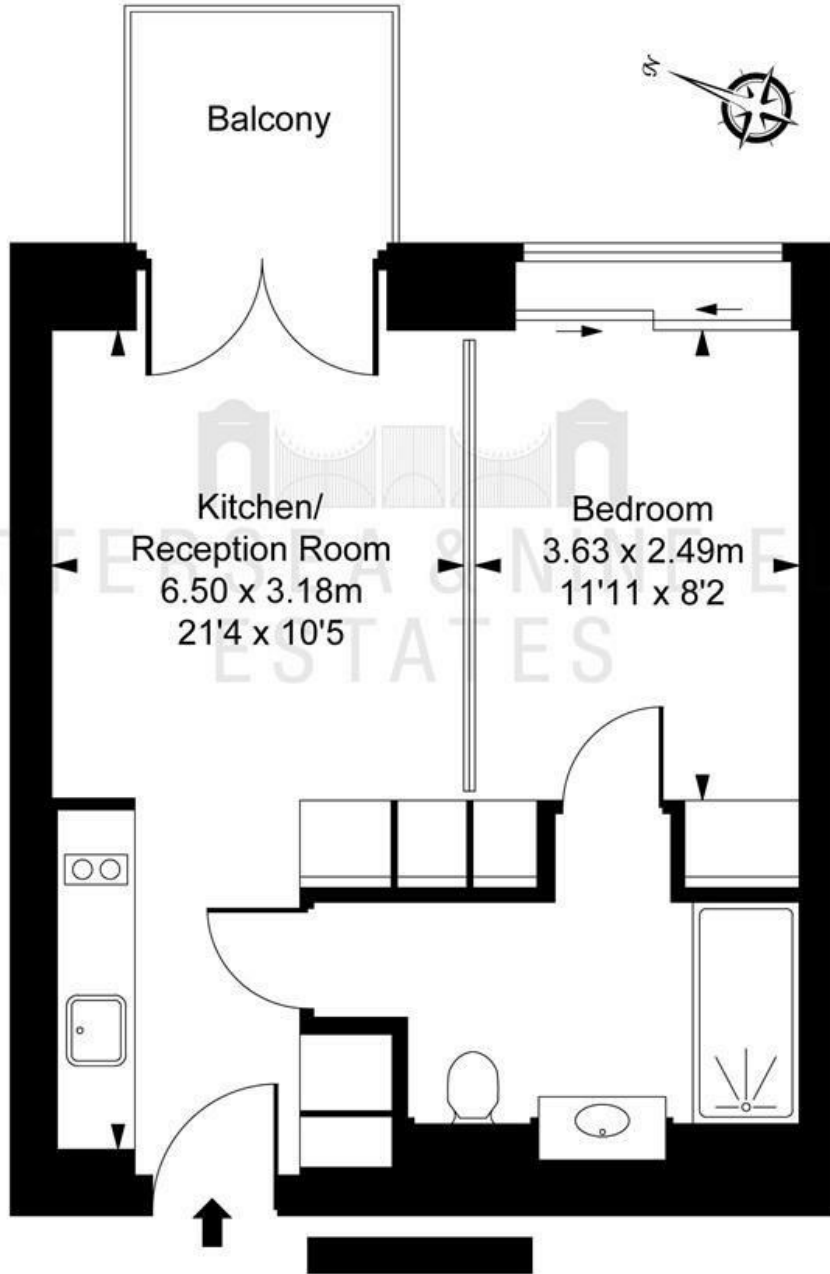


BATTERSEA & NINE ELMS  
ESTATES



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Capital Building,  
New Union Square,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
38.20 sq m / 411 sq ft



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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		82	82			85	85
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	