

5 New Union Square London

A beautiful two bedroom, two bathroom apartment set within Ambassador Building a desirable block in Embassy Gardens. This stunning development situated in the heart of the Nine Elms regeneration area offers residents a chance to live a stone's throw away from the River Thames.

This property offers a light filled open plan kitchen/ living space and two double bedrooms with ample built in storage and two bathrooms (on en suite).

Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre, 24 hour concierge, sky pool and residents library.

Ground rent review period: Ask agent

Service charge review period: N/A

Council tax band: G (Wandsworth Council)

Electricity supply – Mains | Heating – mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | No parking

To check broadband and mobile phone coverage please visit Ofcom

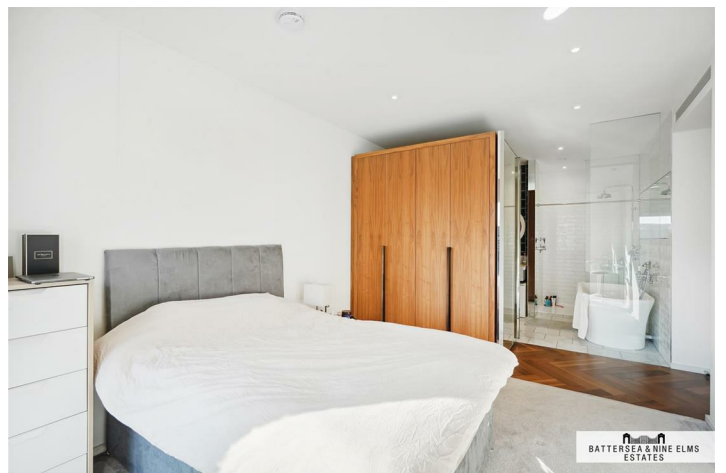
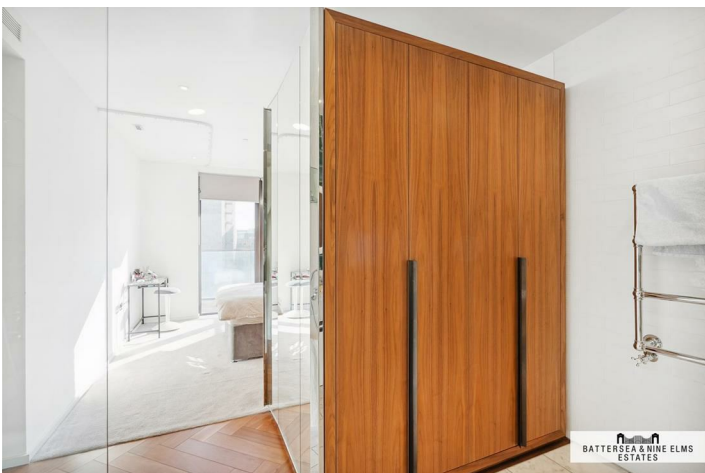
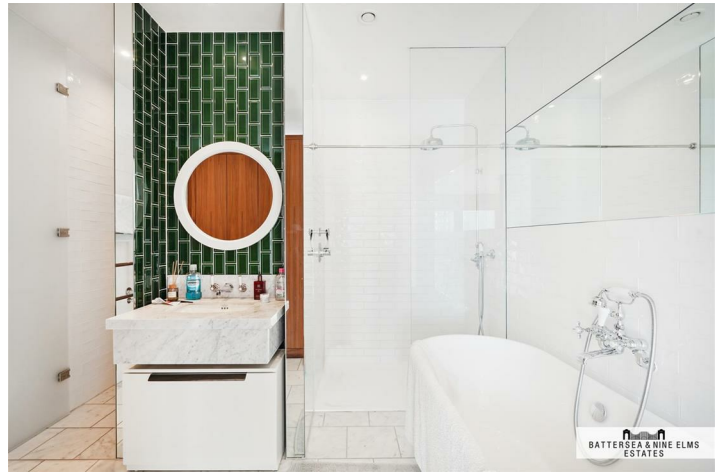
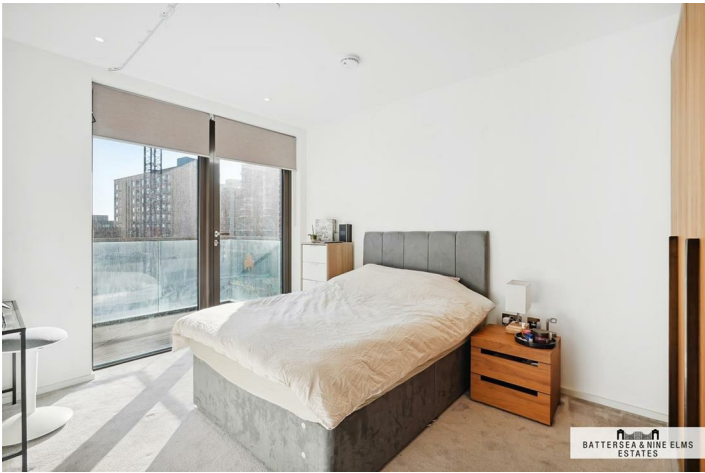
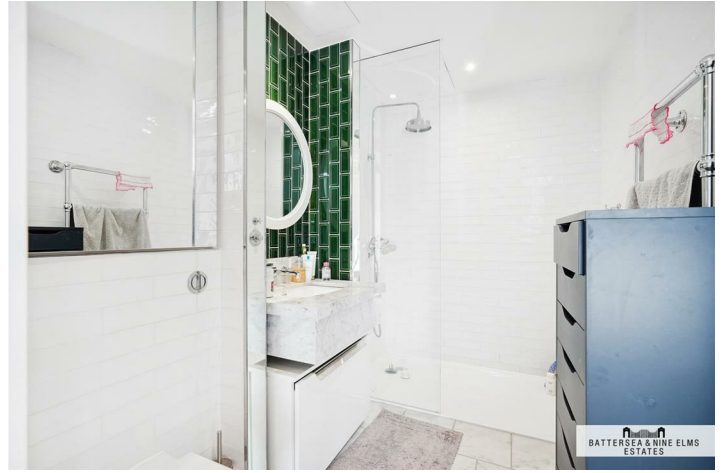
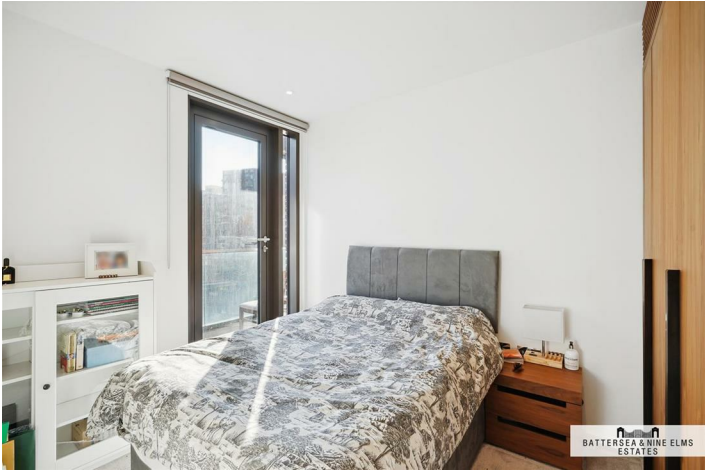
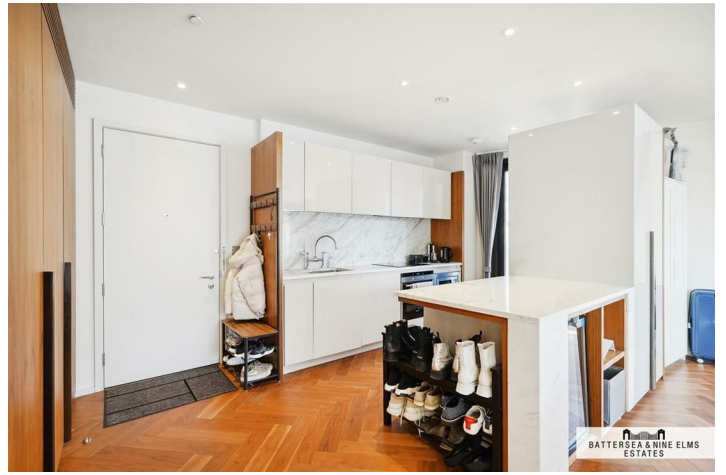
Asking Price £1,275,000

5 New Union Square London



- Comfort cooling
- 24 Hour concierge
- Siemens appliances
- Swimming pool & gym
- Private balconies
- Zone 1 transport links





Ambassador Building,
New Union Square, SW11
Approximate Gross Internal Area
88.40 sq m / 952 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.

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