

5 New Union Square, London

Asking Price £1,275,000

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.

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)

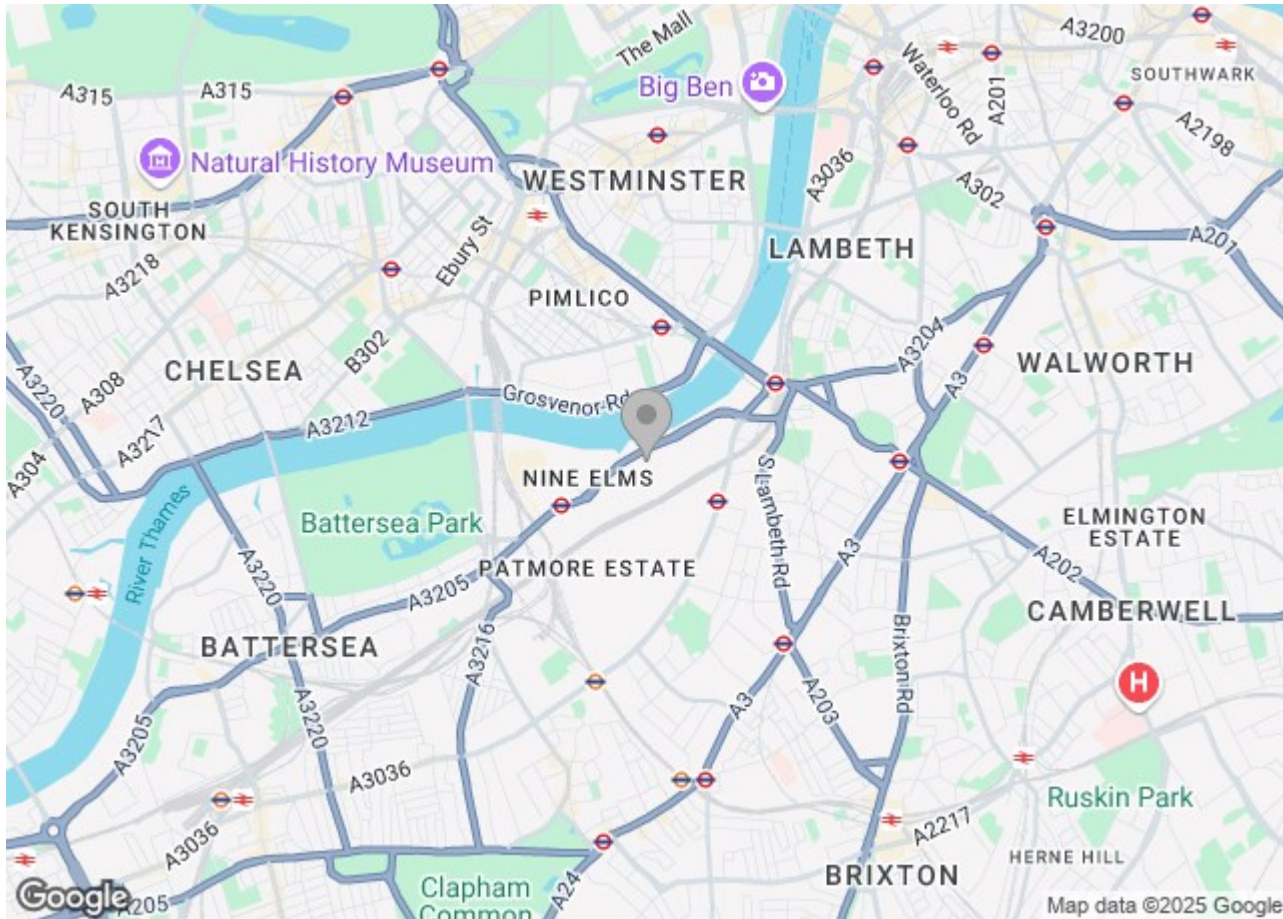
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Parking | Cladding: EWS1 Certificate available

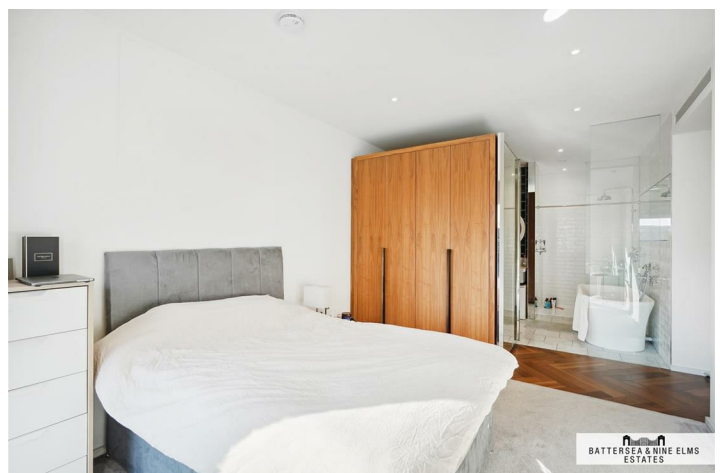
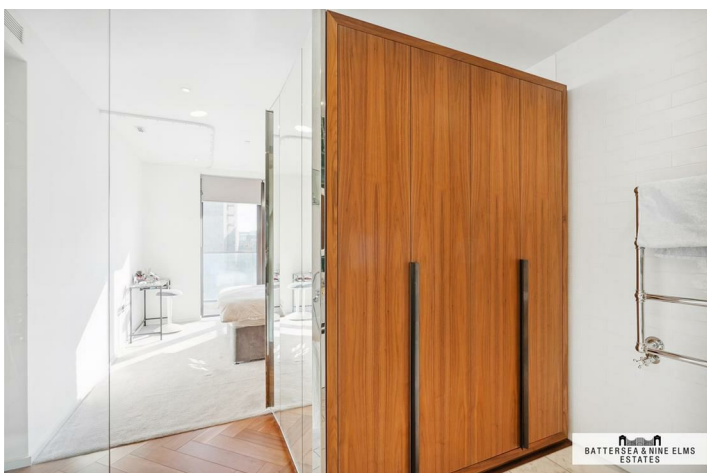
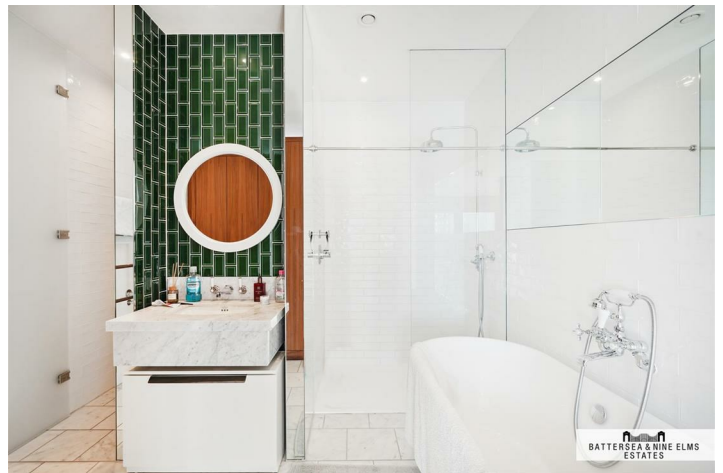
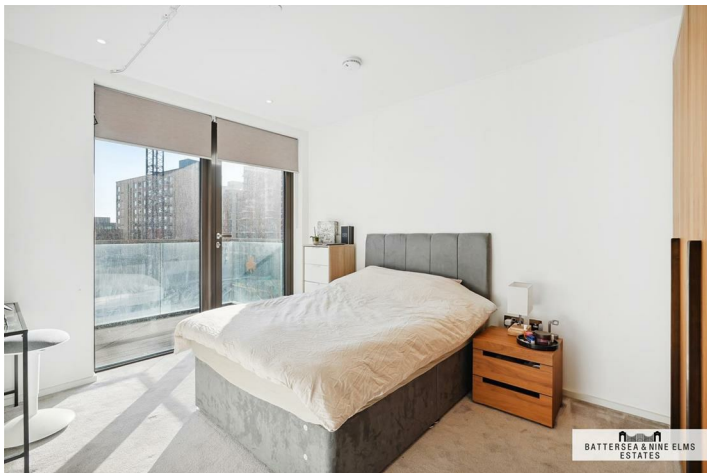
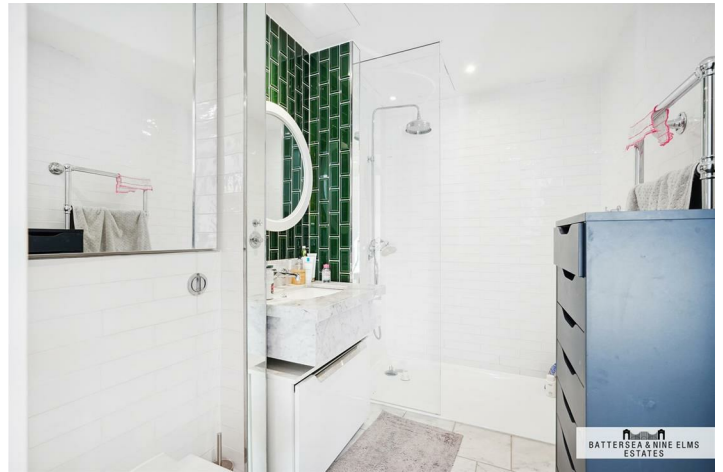
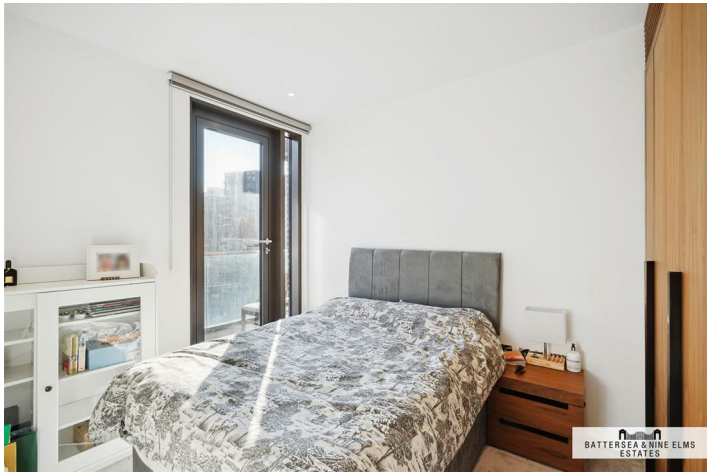
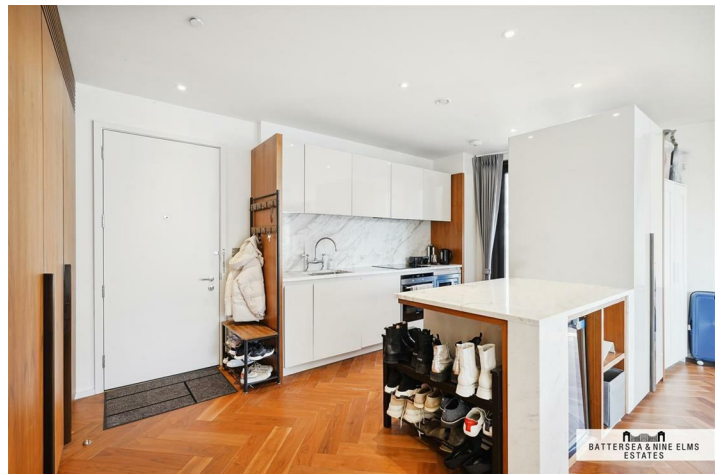
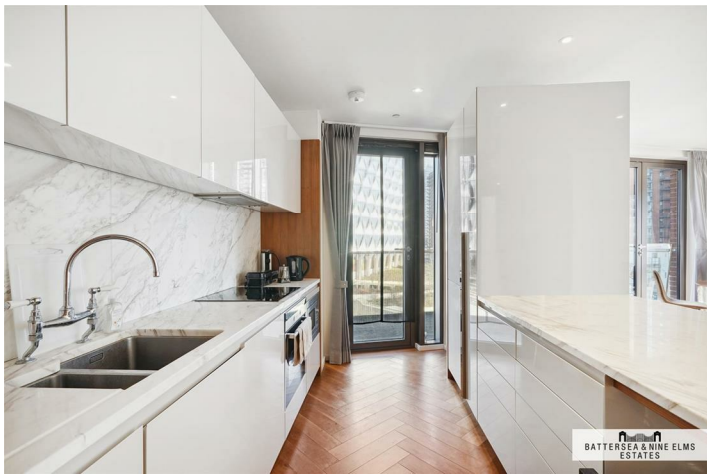
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- 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

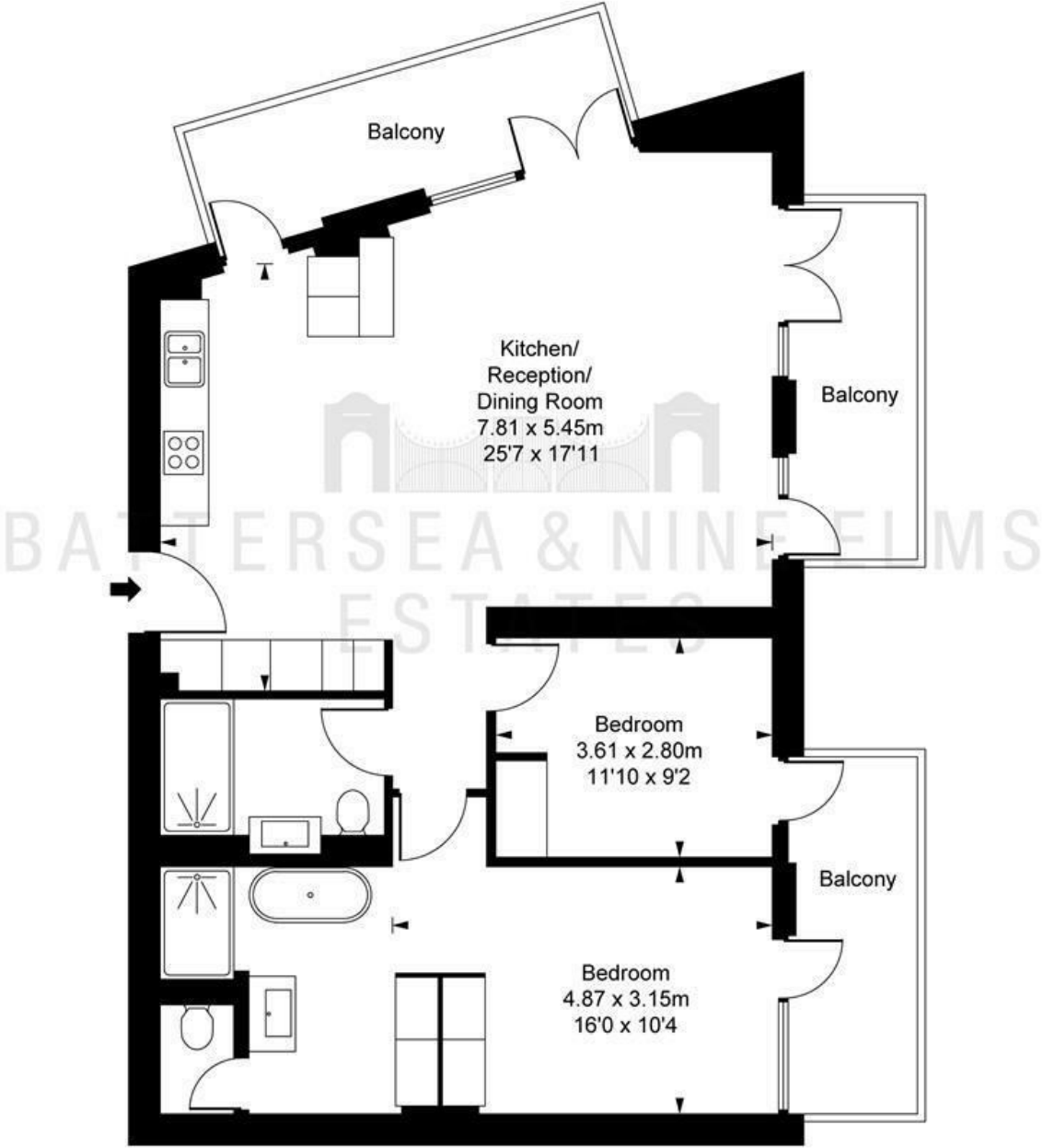


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	