

## 8 New Union Square London

Situated in the heart of the Nine Elms regeneration area this luxurious two bedroom apartment is set within Capital Building, Embassy Gardens. Residents will benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library. The property features two double bedrooms, two bathrooms, a large open plan reception room with fitted kitchen and winter garden.

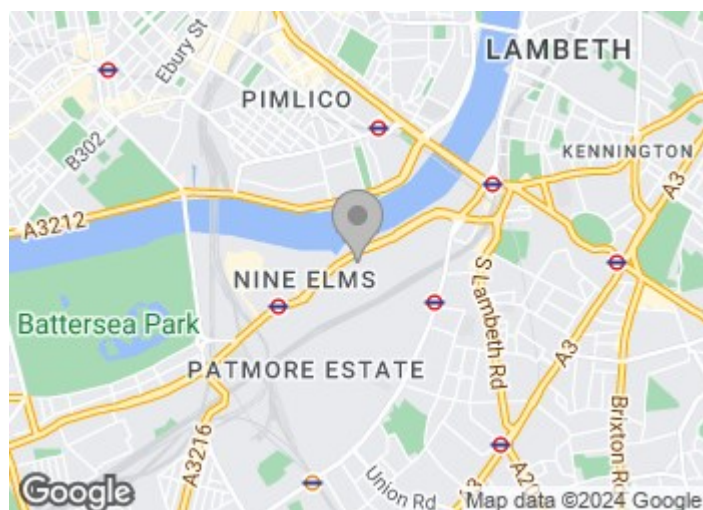
Council Tax Band: Wandsworth - G  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available

**£1,050 Per Week**

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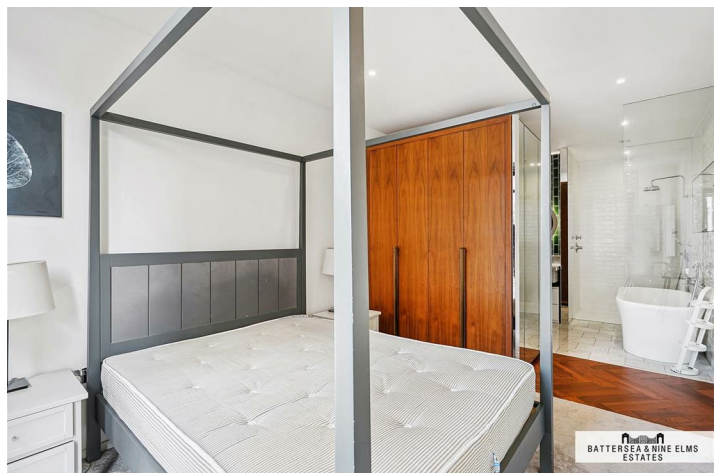
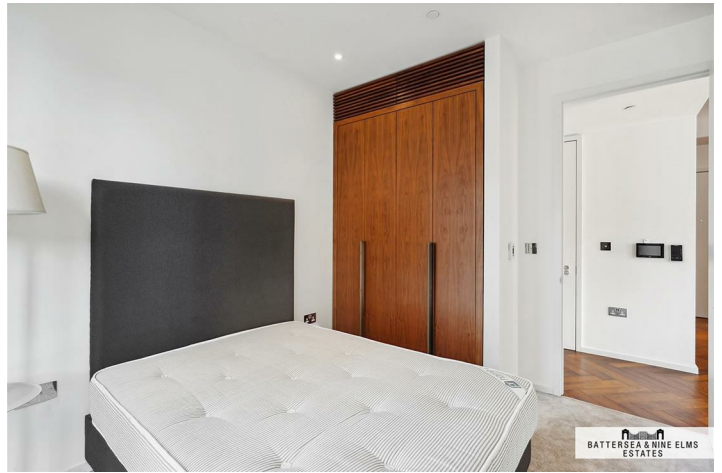
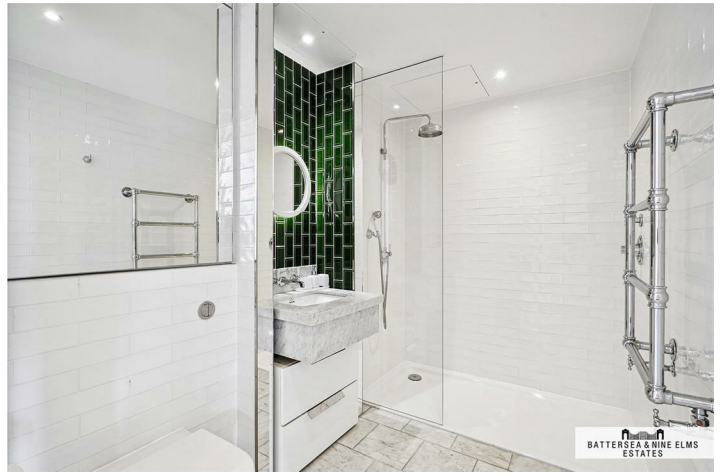


- Two bedrooms
- Two bathrooms
- Excellent transport links
- Gym
- 24 Hour concierge
- Residents cinema suite
- Residents club lounge
- Residents library



[Directions](#)







**Capital Building,  
Embassy Gardens, SW8**  
Approximate Gross Internal Area  
**85.70 sq m / 922 sq ft**  
Winter garden  
**6.50 sq m / 70 sq ft**

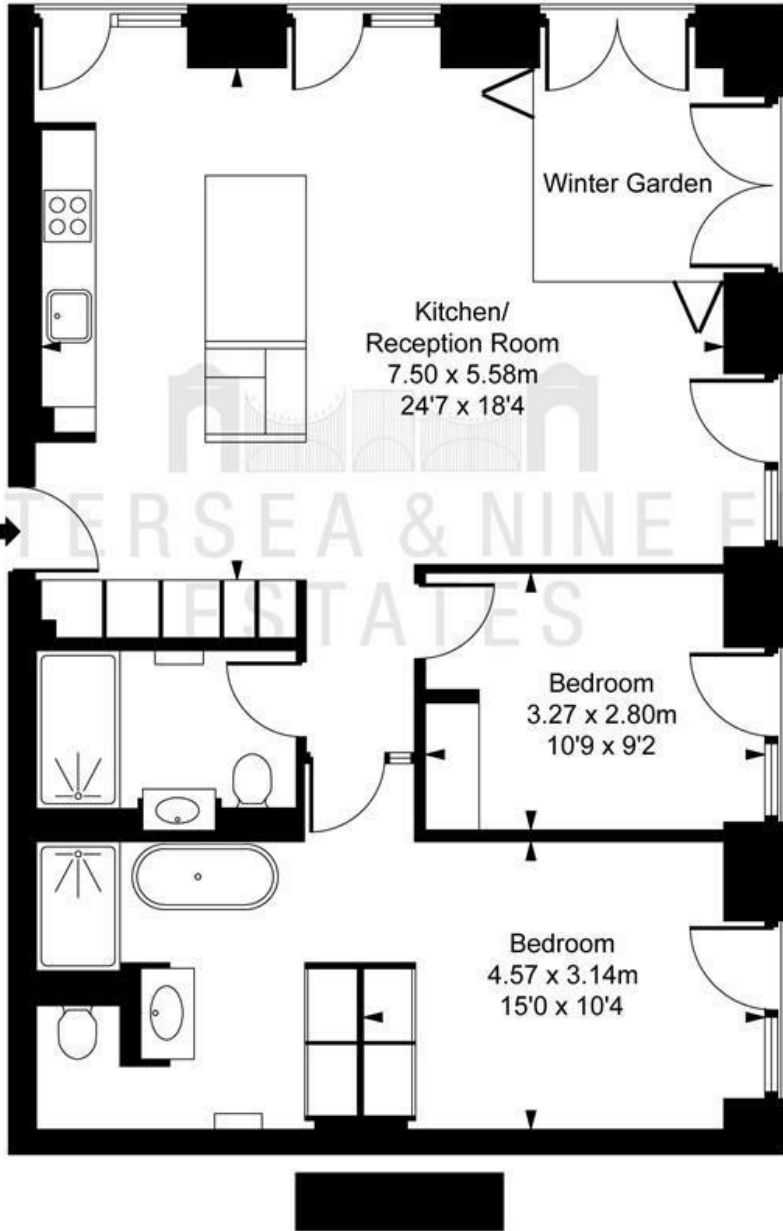


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	85	85	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	86
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC