

5 New Union Square London

£1,000 Per Week

A two bedroom apartment set in the highly sought after Embassy Gardens development. This beautifully finished property benefits from two luxury bathrooms including one en suite, a large open plan reception room with walnut parquet style flooring in addition to a winter garden and separate private balcony. The interior designed kitchen incorporates fully integrated appliances including a dishwasher and wine cooler.

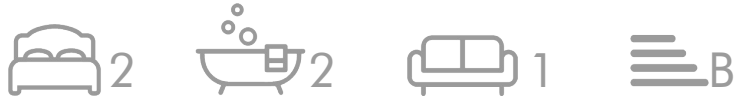
Residents can benefit from the excellent transport links and also enjoy the wonderful communal amenities including the swimming pool, gym and spa as well as the private cinema.

Council Tax Band: Wandsworth - G
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

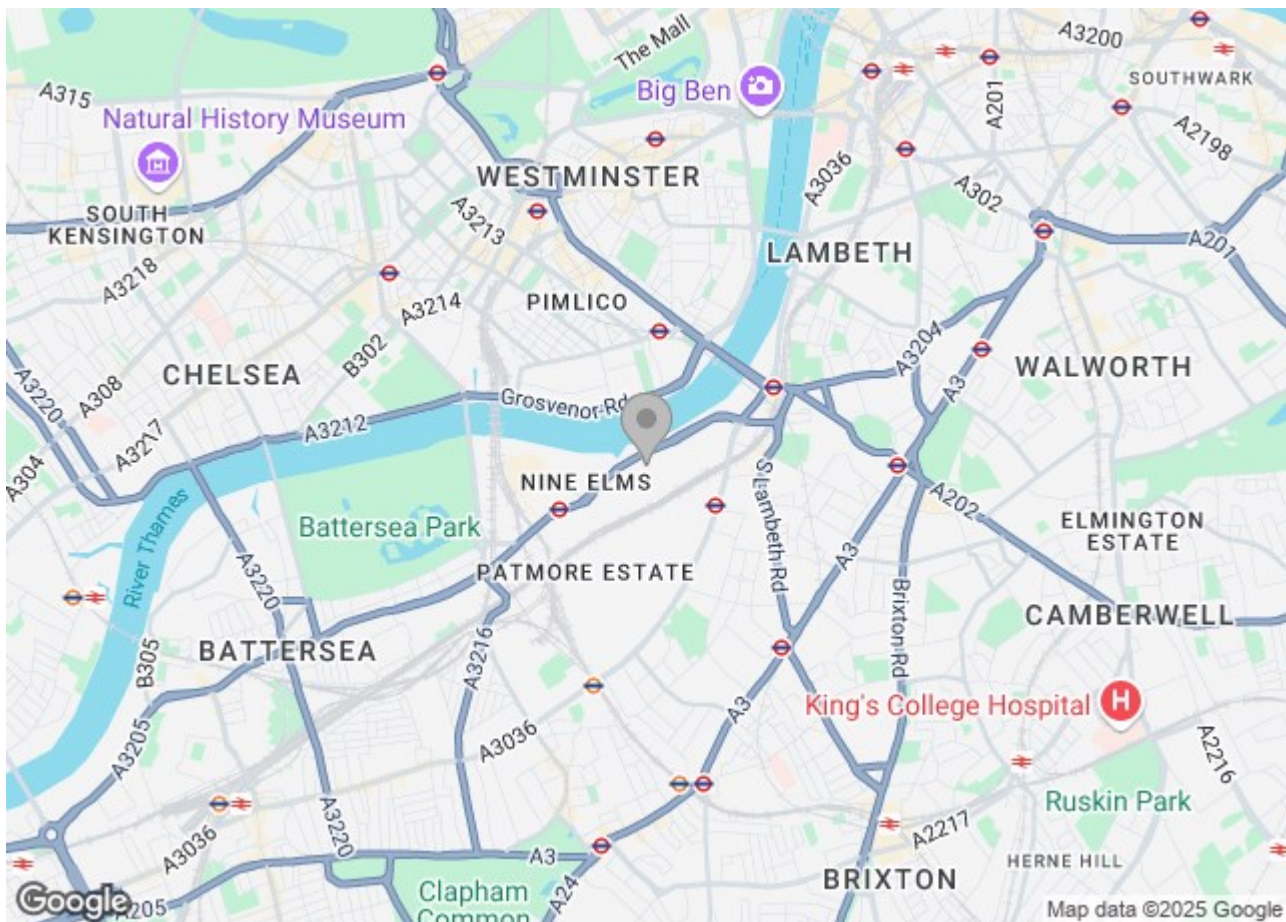
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – District | Internet: FTTP | Parking available by separate negotiation | Lift Access

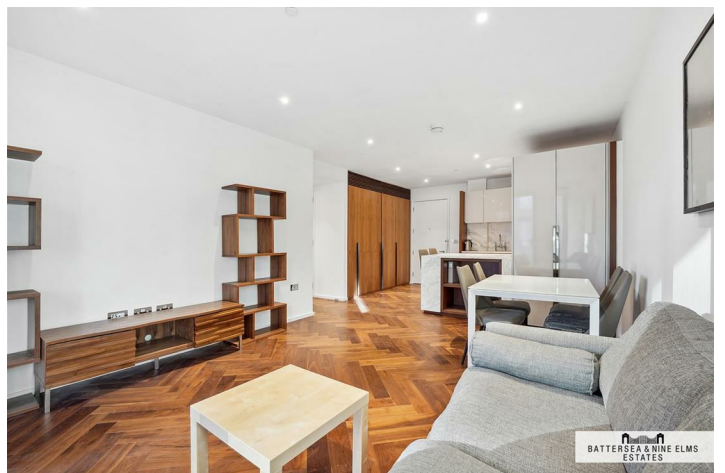
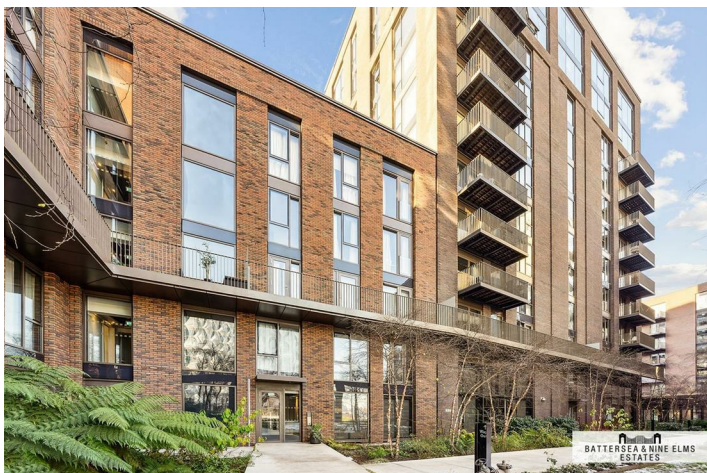
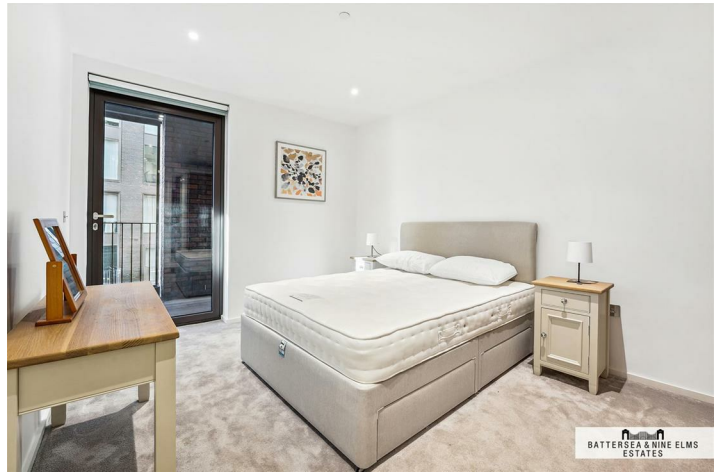
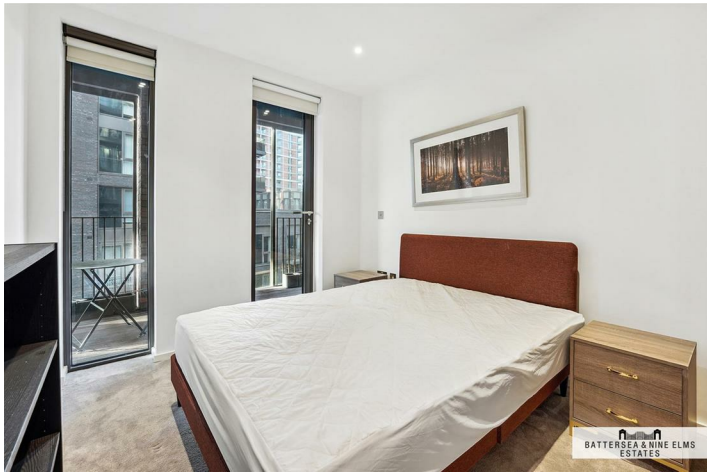
To check broadband and mobile phone coverage please visit Ofcom.

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- Two bedrooms
- Two bathrooms
- Excellent transport links- Zone 1
- Residents club lounge & library
- Winter Garden
- 24 Hour concierge
- Residents cinema suite





Ambassador Building,
New Union Square, SW11
Approximate Gross Internal Area
78.5 sq m / 845 sq ft

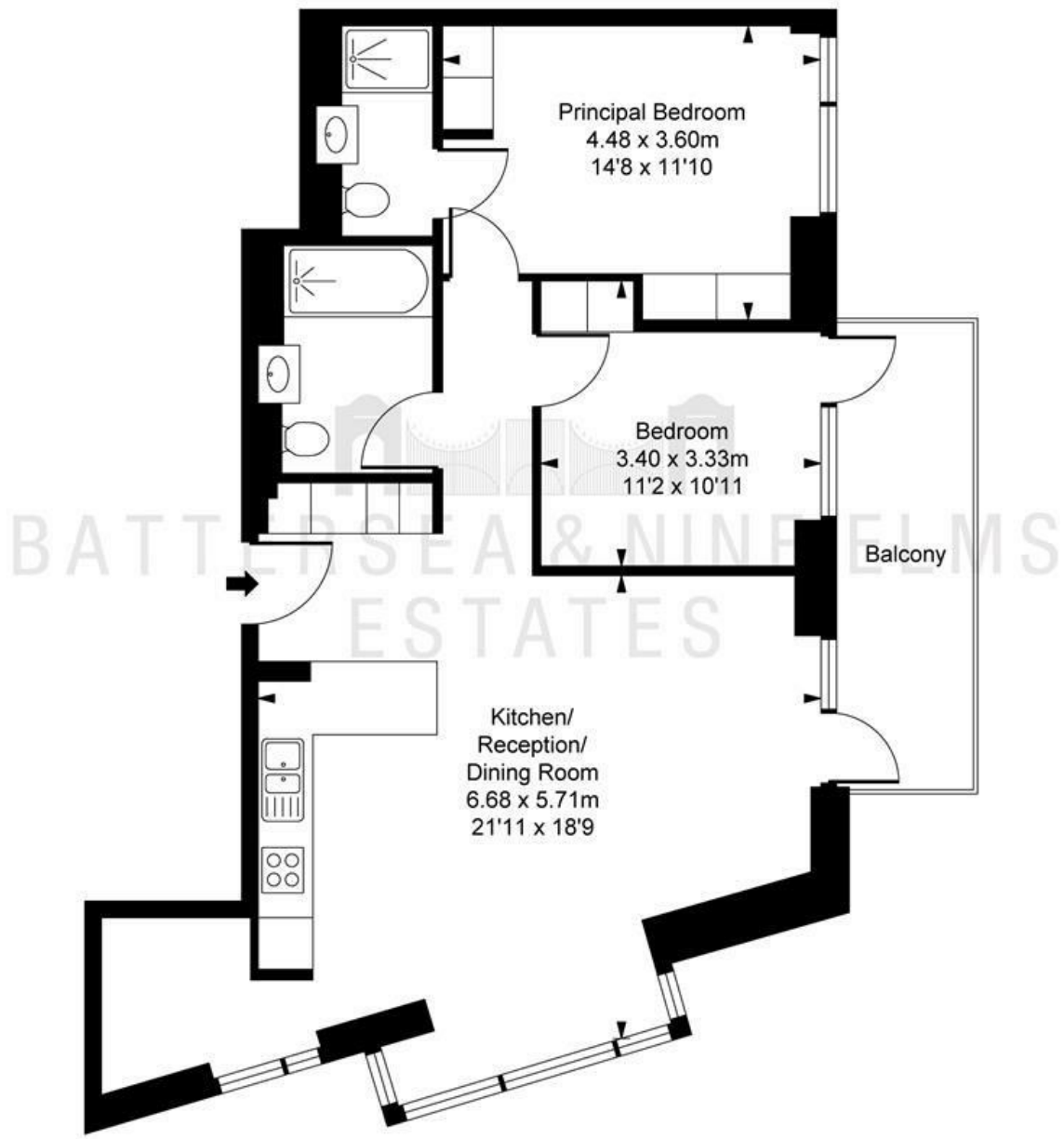


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	