

New Union Square London

£750 Per Week

Set within the desirable Ambassador Building situated in the Embassy Gardens development, this stunning one bedroom apartment is located in heart of the Nine Elms regeneration area. Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library. The property features a large open plan reception room with fitted kitchen and fully integrated appliances, one double bedroom, luxurious bathroom and winter garden.

Minimum contract: 12 months
Council tax band : Wandsworth Council - E
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

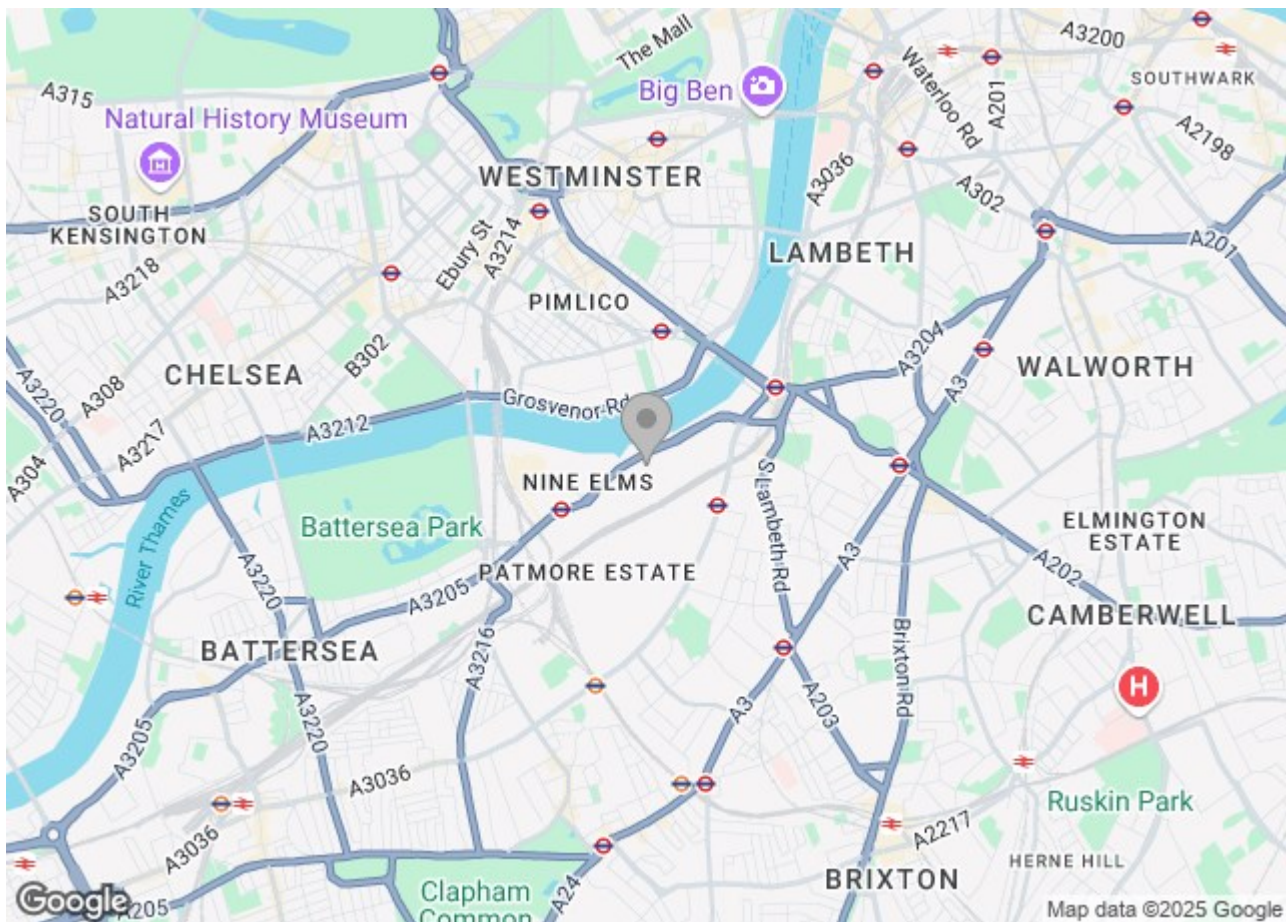
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – District Communal | Internet: FTTP | Parking available by separate negotiation

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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- Bright & spacious
- Winter garden
- Swimming pool & gym
- 578 sq ft
- 24 Hour concierge
- Fully integrated appliances
- Residents lounge & bar





Ambassador Building,
Embassy Gardens, SW8

Approximate Gross Internal Area
53.70 sq m / 578 sq ft

Winter Garden
1.60 sq m / 17 sq ft

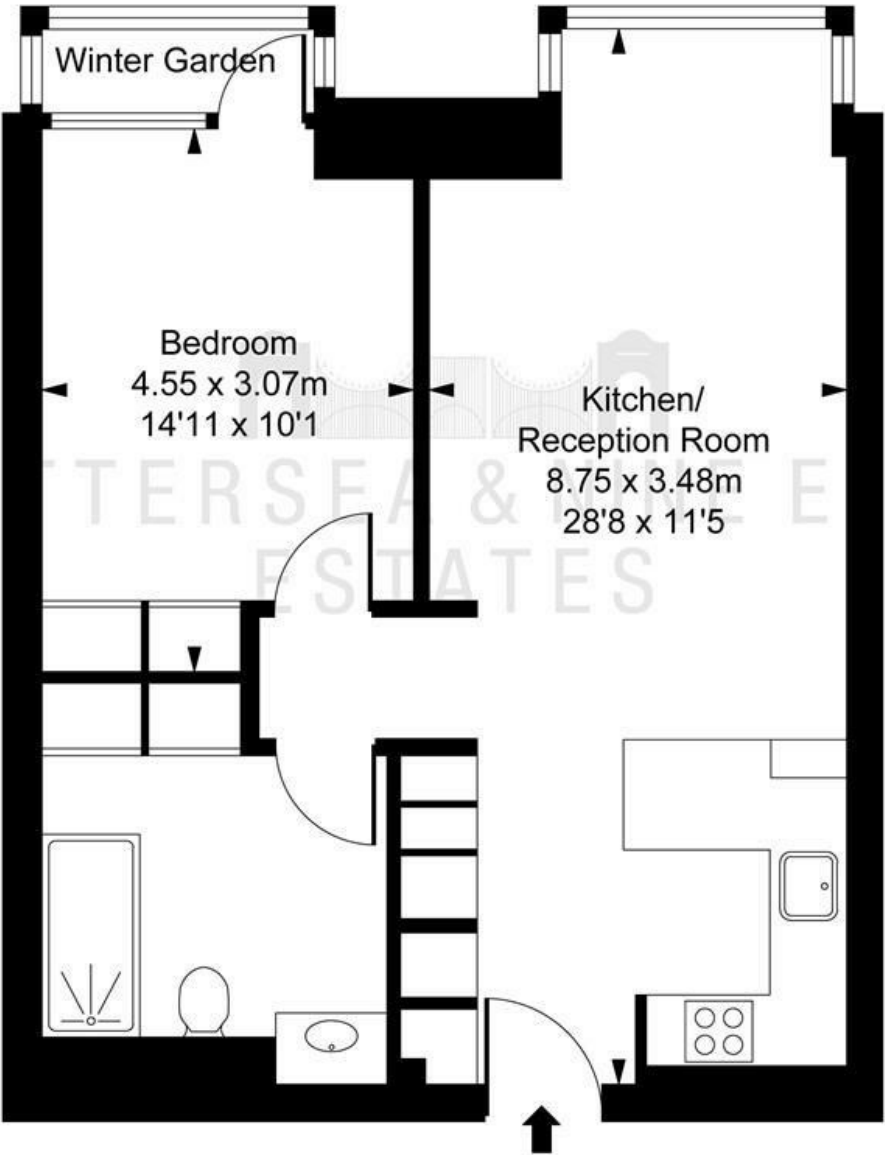


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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	