



**BATTERSEA & NINE ELMS
ESTATES**



New Union Square, London

Asking Price £1,000,000

Stunning two bedroom apartment is set within Capital Building situated in the Embassy Gardens development. Located in the heart of the Nine Elms regeneration area, residents will benefit from excellent public transports links and outstanding communal facilities including a fitness centre, swimming pool and private cinema.

The apartment boasts dual aspect floor to ceiling windows in the open plan kitchen/ reception room, parquet style floors and marble surfaces. The property also benefits from fully integrated Siemens appliances in the kitchen as well as luxury Villeroy and Boch sanitary ware in the bathrooms

Approx. 985 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 Council)

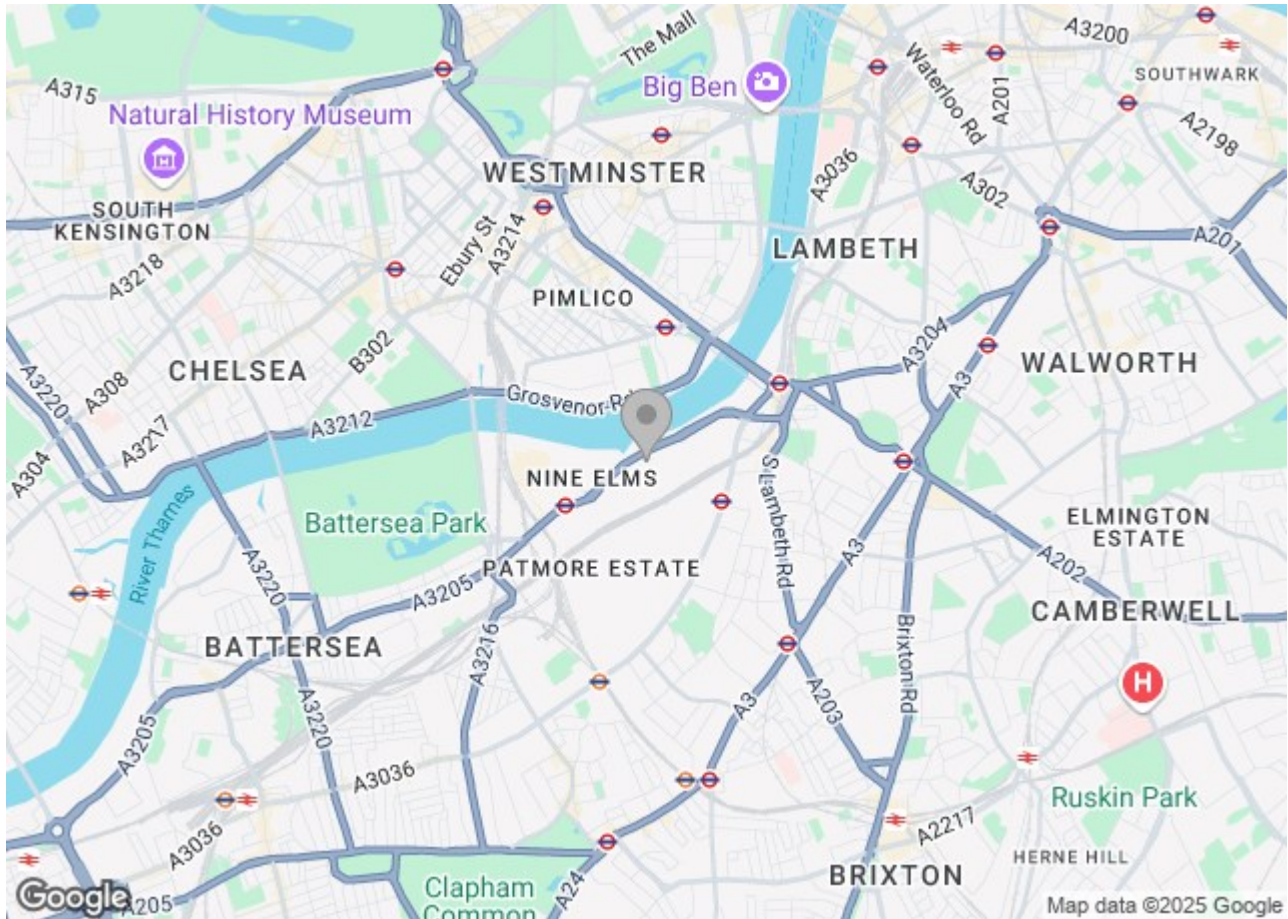
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking Included | Cladding: EWS1 Certificate available

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

New Union Square London



- Two double bedrooms
- Residents cinema
- 24 hour concierge
- Two bathrooms (one en suite)
- Residents pool and spa
- Excellent transport links
- Valet parking
- Residents lounge
- Residents gym





Capital Building,
New Union Square,
Embassy Gardens, SW8

Approximate Gross Internal Area
89.00 sq m / 958 sq ft
(Including Winter Garden)

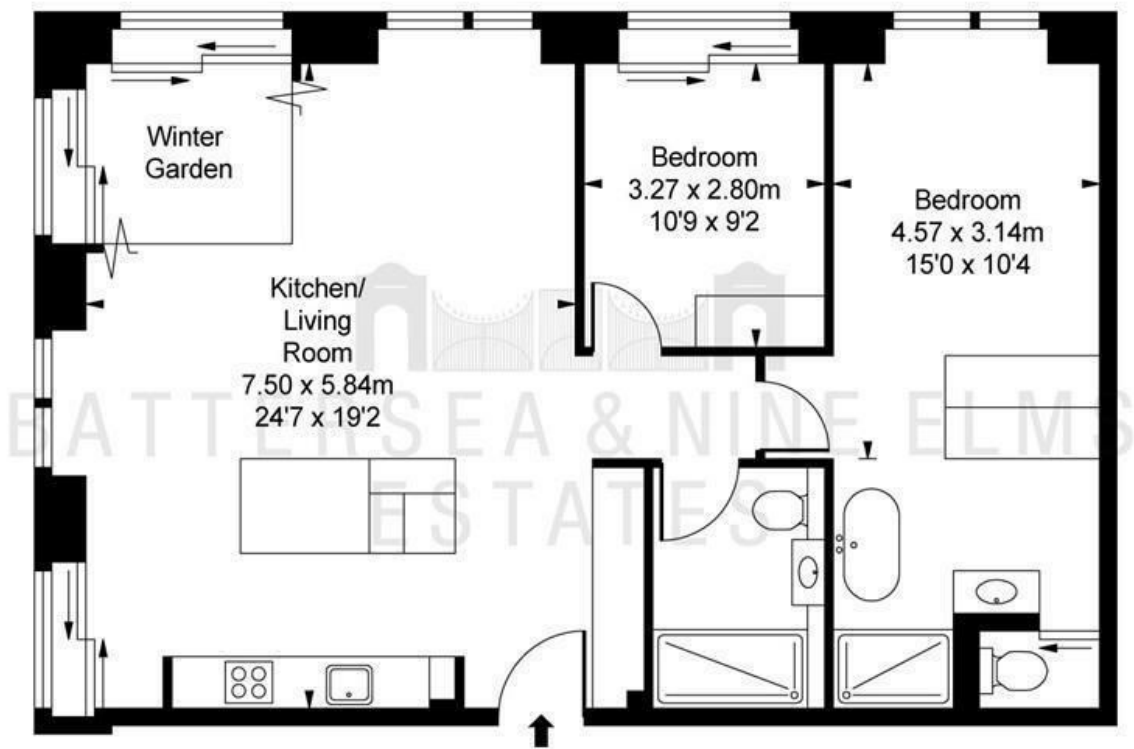


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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