



8 New Union Square, London

Asking Price £1,000,000

A spacious two bedroom apartment in the Capital Building. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and offers a chance to live a stone's throw away from the US embassy and the River Thames.

Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre and residents library.

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)

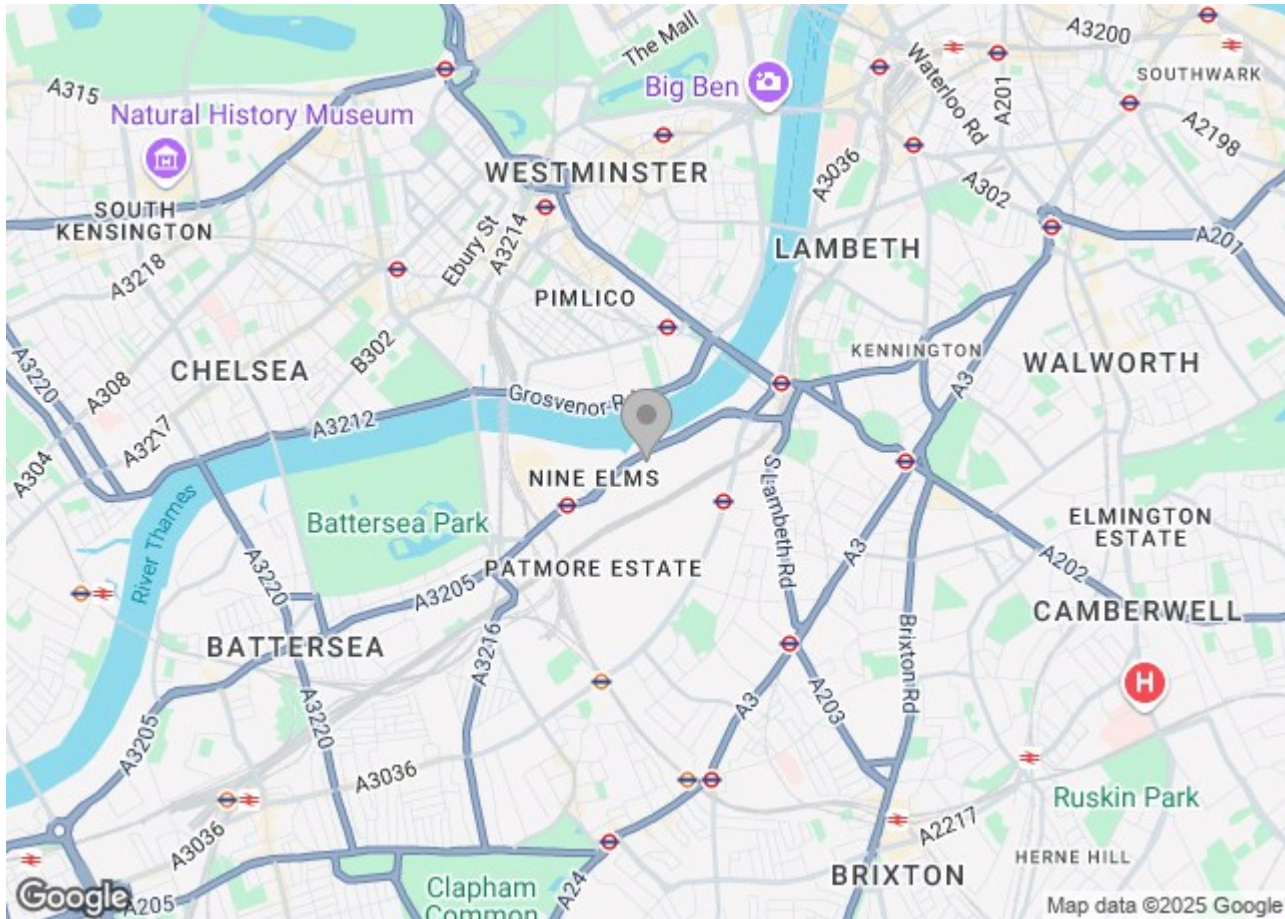
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Cladding: EWS1 Certificate available

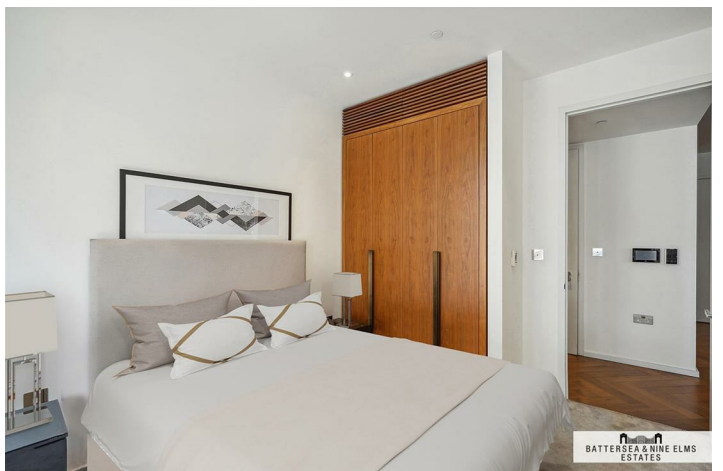
To check broadband and mobile phone coverage please visit Ofcom.

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- Two Bedrooms
- Residents Gym
- 24 Hour concierge
- Two Bathrooms
- Residents Lounge
- Winter garden
- Residents Pool and Spa
- Residents Cinema
- Excellent transport links- Zone 1





Capital Building,
Embassy Gardens, SW8

Approximate Gross Internal Area
917 sq ft / 85.20 sq m

Winter Garden
Approximate Gross Internal Area
70 sq ft / 6.50 sq m

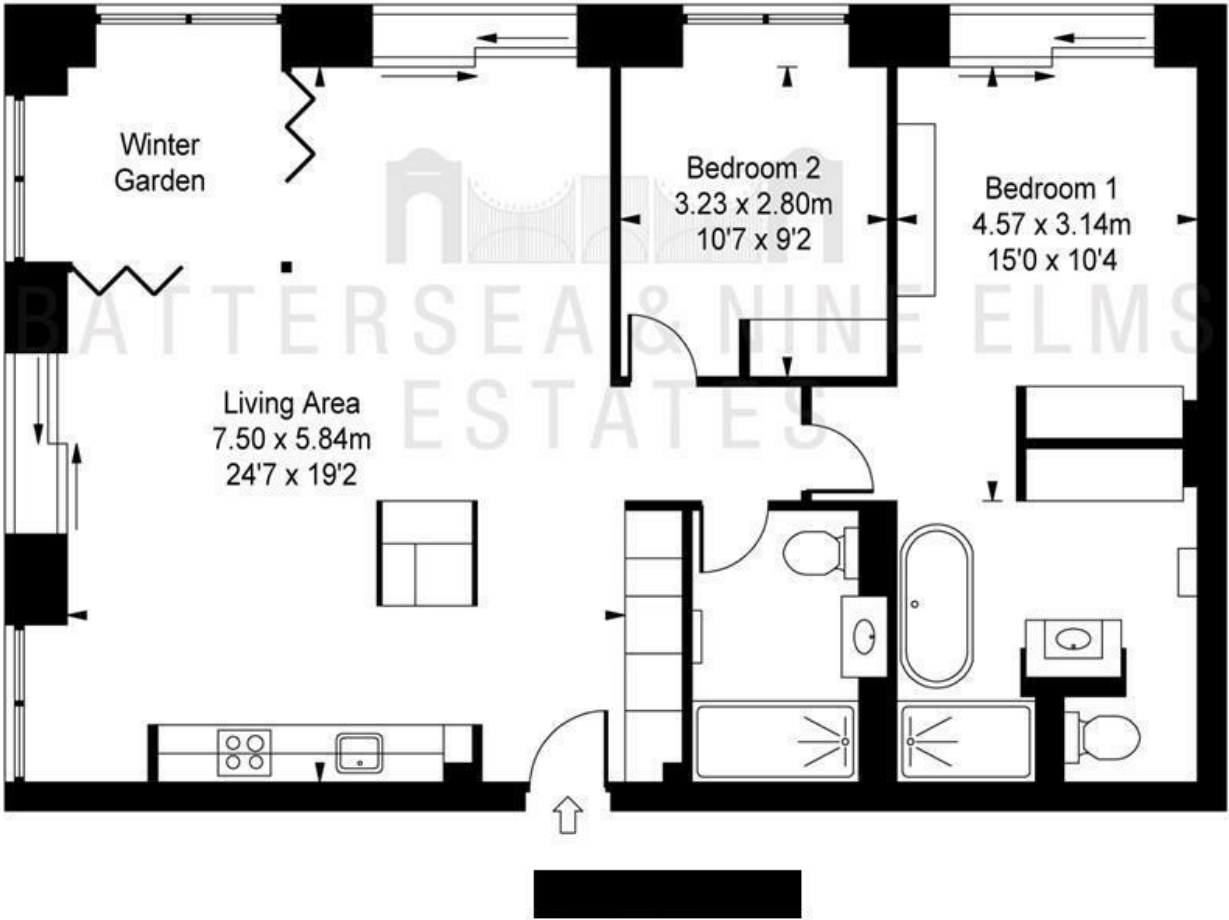


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	