

Capital Building, Embassy Gardens

Asking Price £1,000,000

A stunning two bedroom apartment 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)

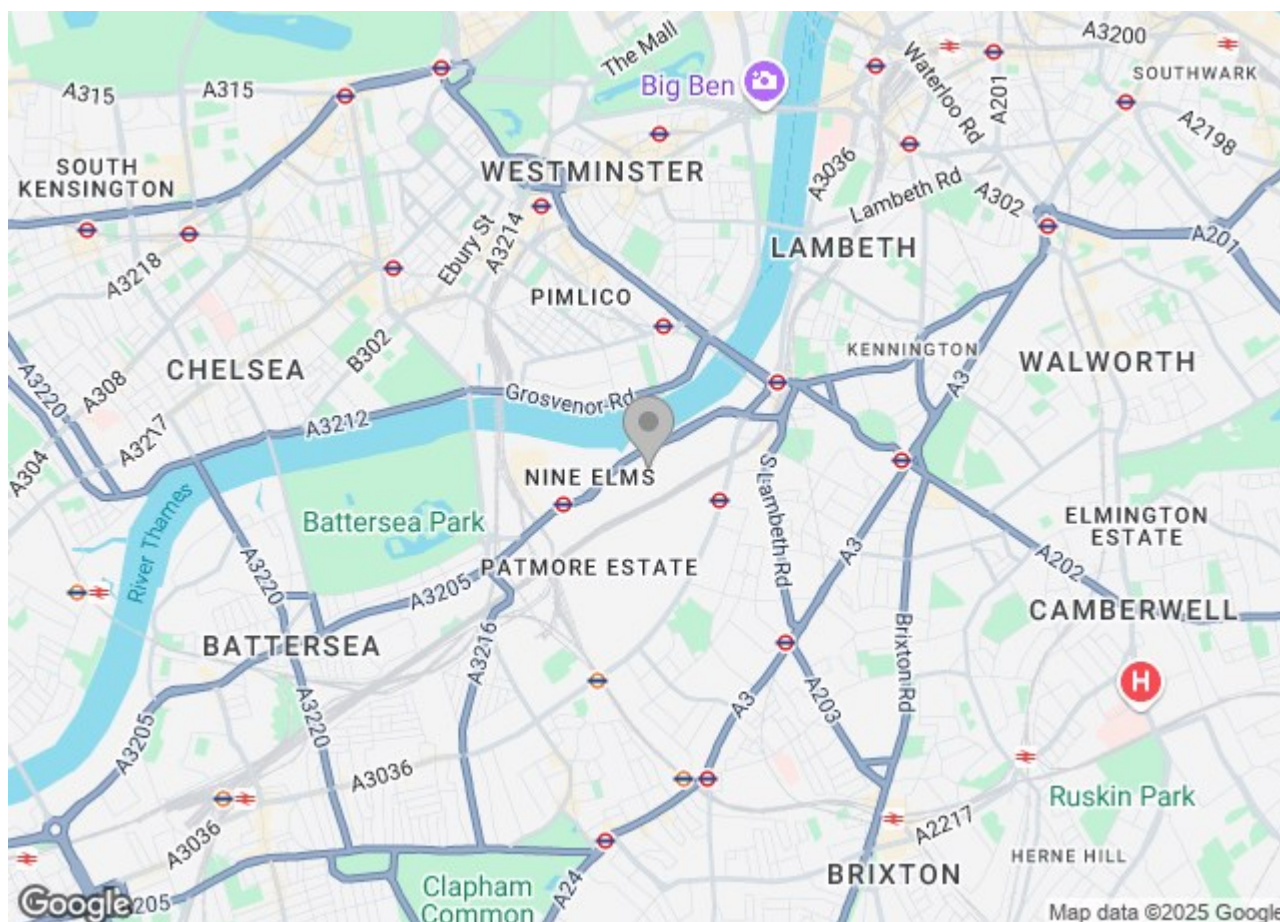
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP
| Lift Access | Parking Included | Cladding: EWS1 Certificate available

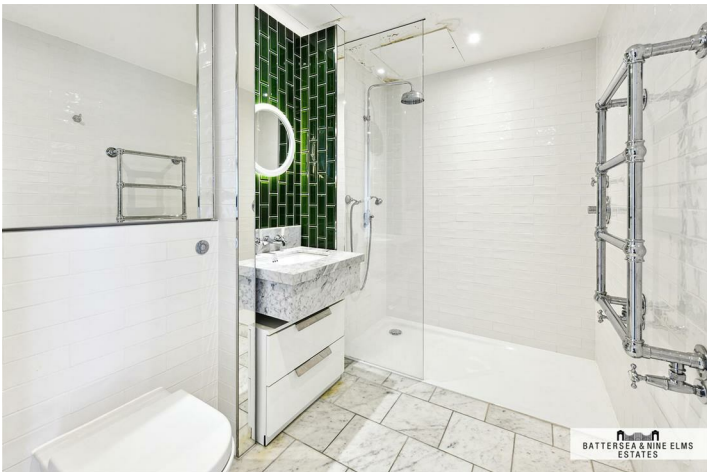
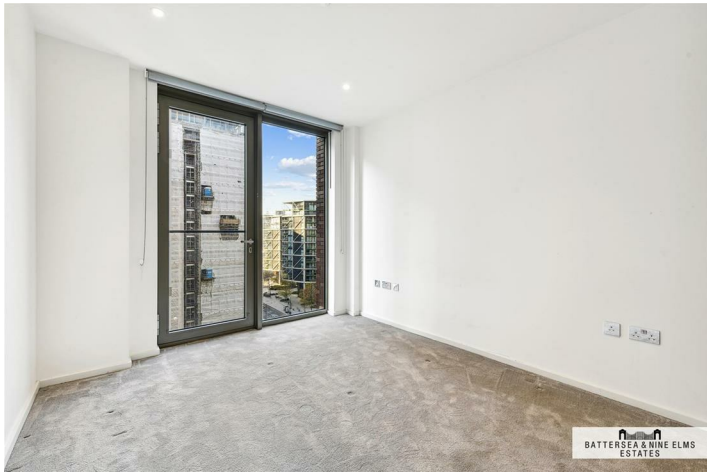
To check broadband and mobile phone coverage please visit Ofcom.

8 New Union Square London



- Two double bedrooms
- Residents lounge & meeting room
- Excellent transport links
- Two bathrooms
- Gym & swimming pool
- Winter garden
- Residents cinema suite





Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
84.10 sq m / 905 sq ft
Winter Garden Area
4.90 sq m / 53 sq ft

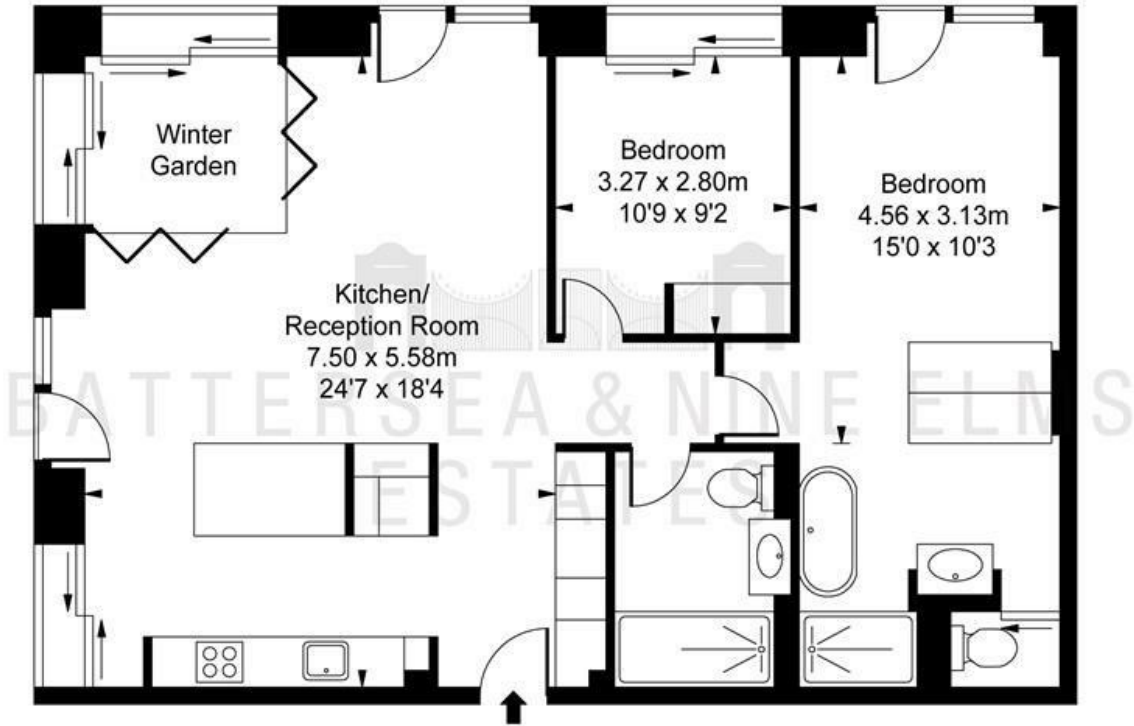


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		