



8 New Union Square, London

Asking Price £1,275,000

This 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, sky pool, residents library and private cinema.

The apartment has a beautiful open plan kitchen and a large spacious living room parquet style floors and marble surfaces. This property comprises of two double bedrooms, an en-suite bathroom and a family bathroom.

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: F (Wandsworth Council)

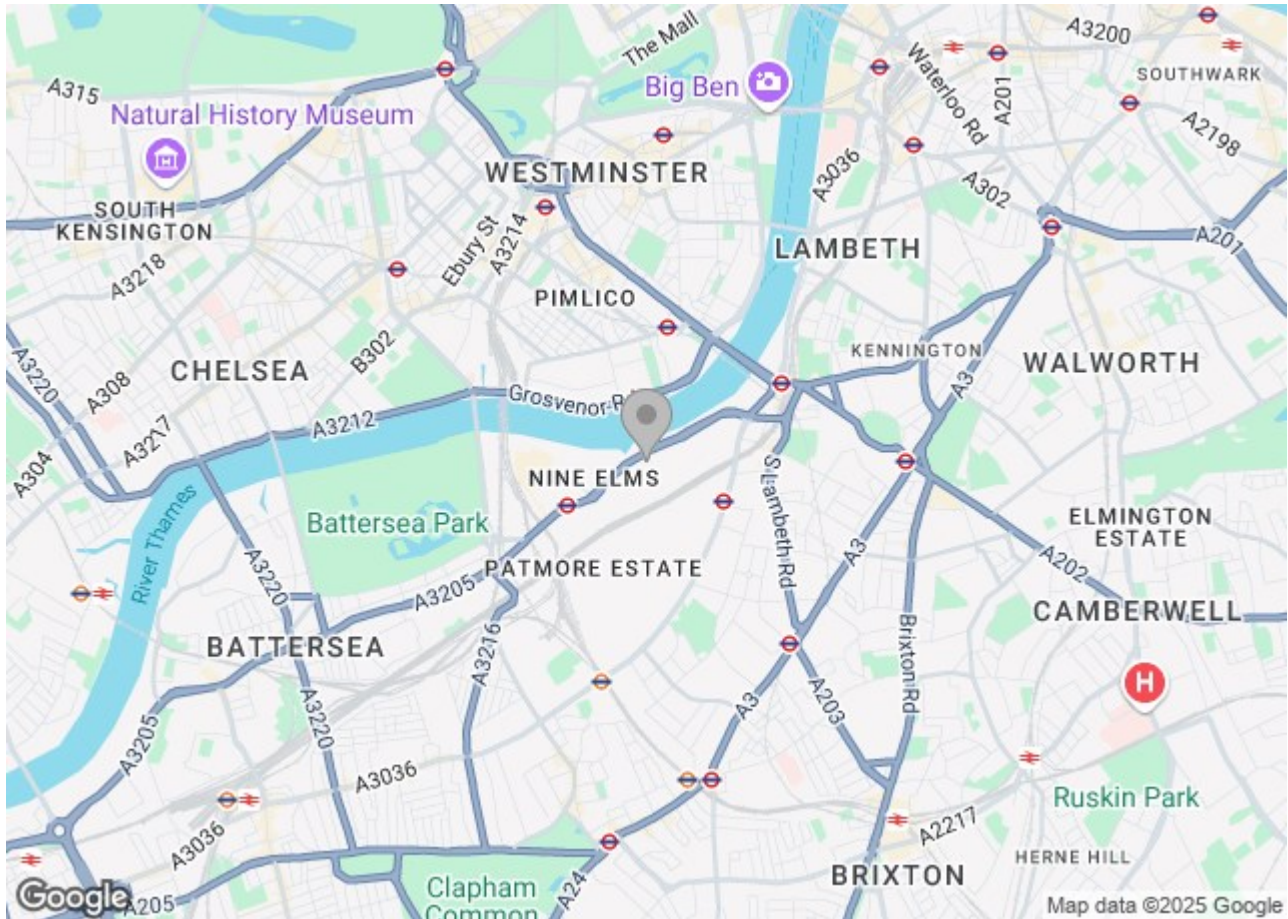
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

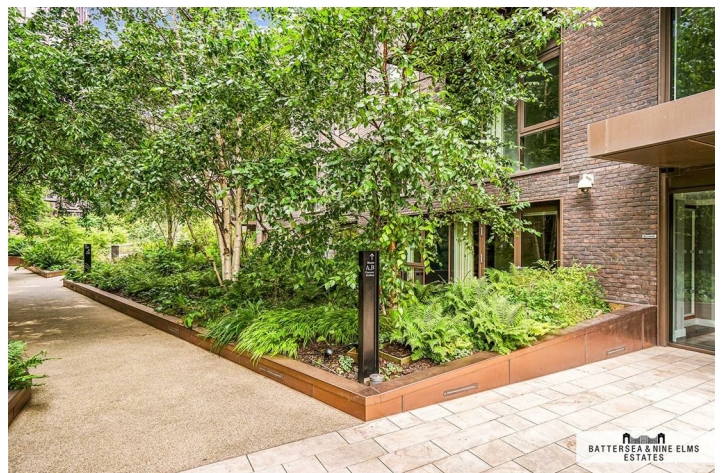
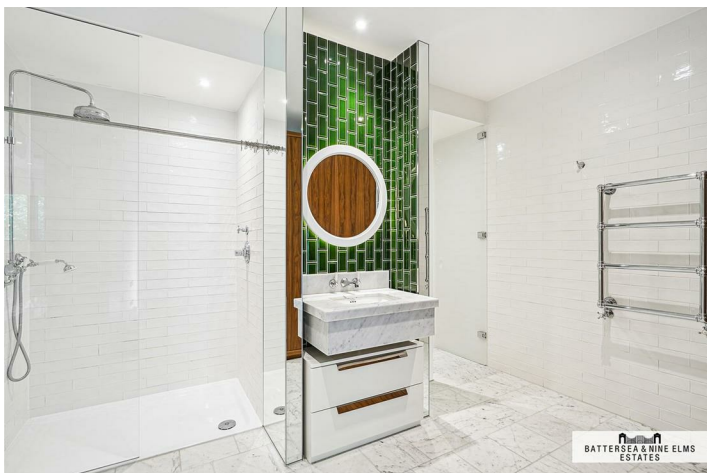
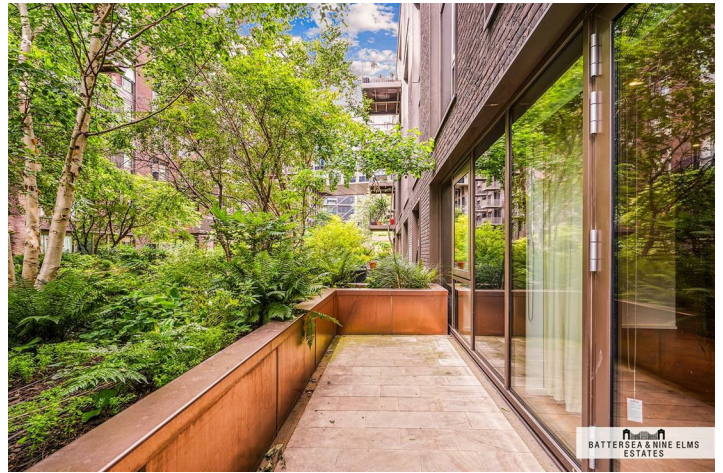
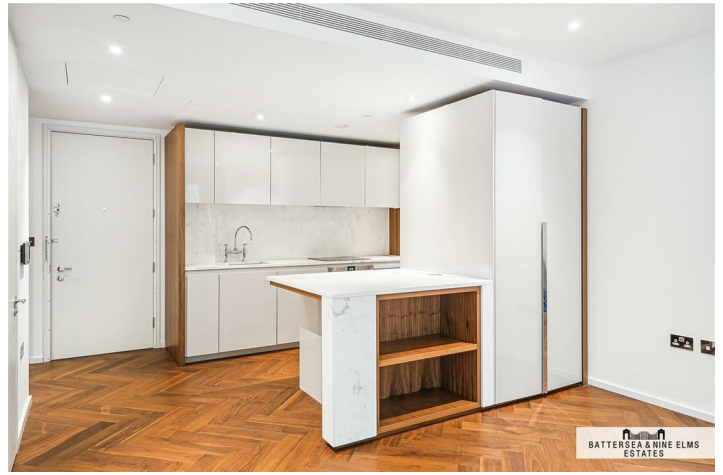
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website. Planning & Building Control

8 New Union Square London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Sky pool
- Gym
- Comfort cooling





Capital Building,
New Union Square,
Embassy Gardens, SW8
Approximate Gross Internal Area
106.90 sq m / 1,151 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.

