

## 5 New Union Square London

**£700 Per Week**

A spacious one bedroom apartment set within Ambassador Building. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and located only a stone's throw away from the US Embassy.

Residents will benefit from excellent public transports links and outstanding communal facilities including the sky pool, fitness centre and residents library and private cinema. This beautiful property comprises of one double bedroom, luxurious bathroom, an open plan, bright and spacious kitchen/reception room and balcony.

Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Council Tax: Wandsworth - E  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £700 (1 weeks rent, subject to offer agreed)

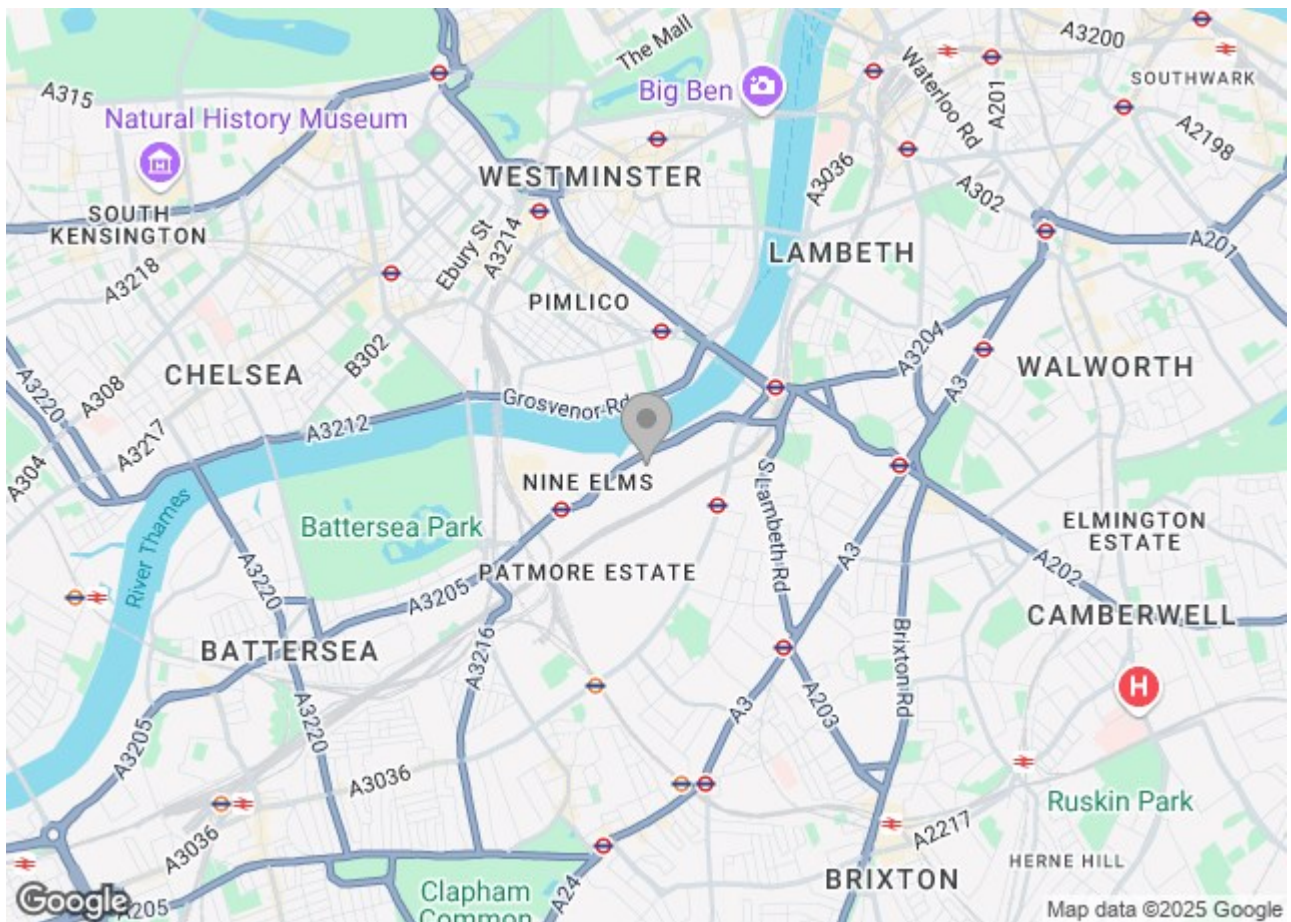
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom here.

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- 24 Hour concierge
- Residents gym and indoor pool
- \* Photos from 2020
- Private Balcony
- Residents club lounge & library
- Sky pool and sky deck
- Residents cinema suite



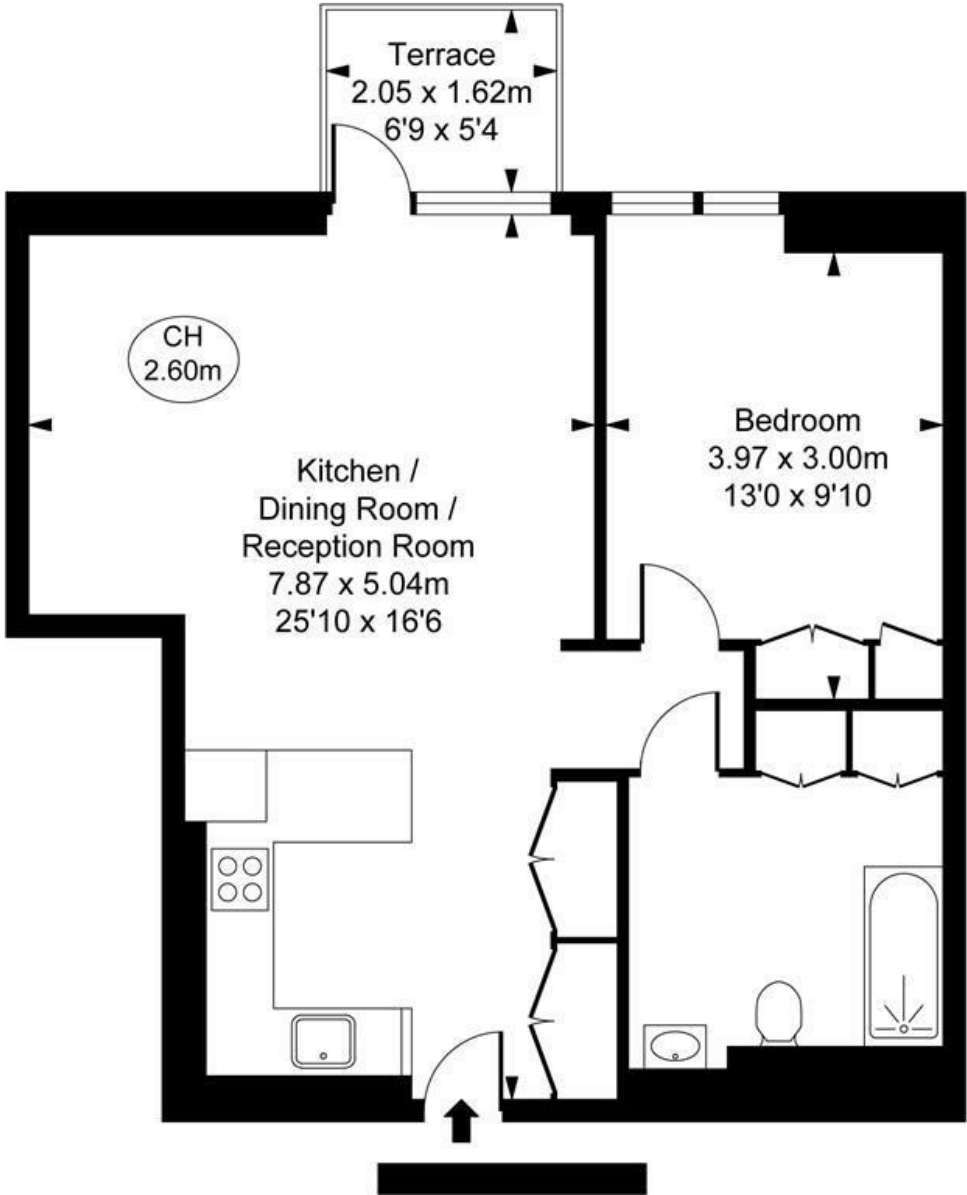








Ambassador Building,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
55.48 sq m / 597 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	