

8 New Union Square, London

Asking Price £2,200,000

This exquisite apartment located in the sought after Capital Building, Embassy Gardens development. This stunning property offers a generous living space, providing ample room for both relaxation and entertainment.

The apartment features a well-appointed reception room, three spacious bedrooms, each designed with comfort in mind, and three luxurious bathrooms including the benefit of valet parking.

Situated in a vibrant area, this property offers easy access to local amenities and beyond, with transport links from Vauxhall and Nine Elms Stations just a short distance away.

Residents will benefit from the wonderful communal facilities including the private cinema, gym and spa, in addition to the iconic Sky Pool and bar.

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: H (Wandsworth Council)

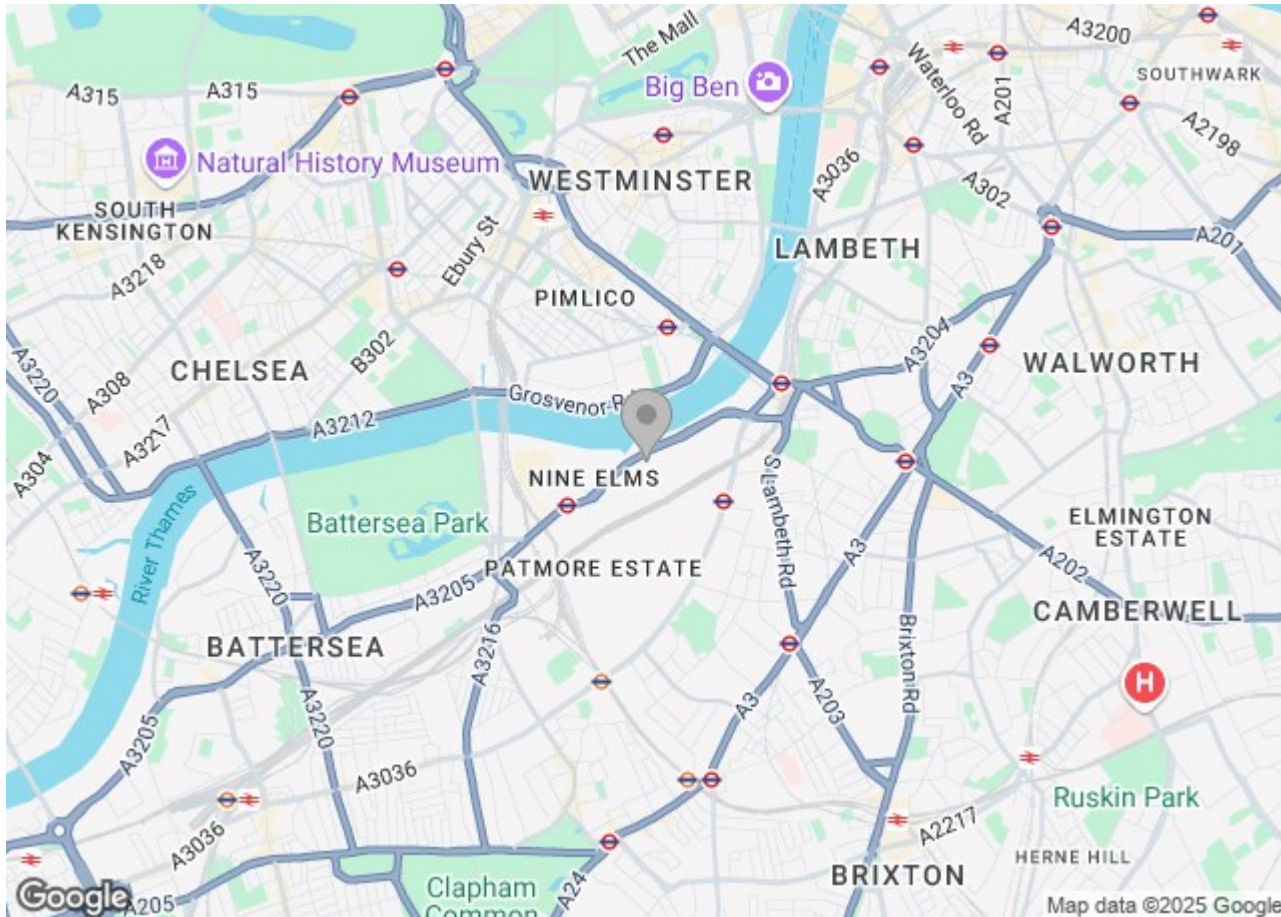
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Valet Parking | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

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- Three bedrooms
- Residents cinema suite
- Photos from 2016
- Three bathrooms
- Residents fitness centre
- Residents swimming pool
- Resident library and bar





Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
174.00 sq m / 1,873 sq ft

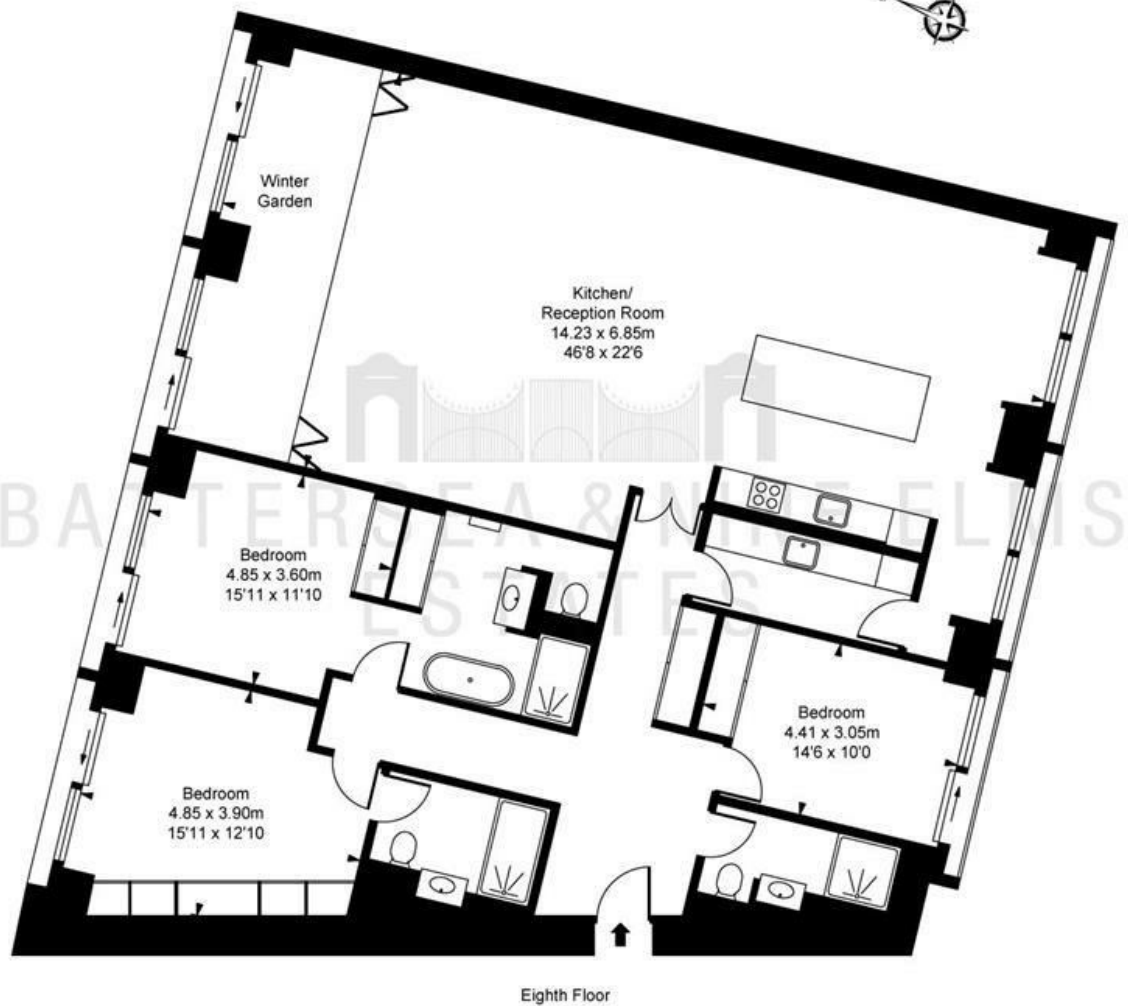


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		