

Ambassador Building, Embassy Gardens Asking Price £975,000

Set within the prestigious Ambassador Building at Embassy Gardens, this beautifully presented two-bedroom apartment offers 887 square feet of modern living space in the heart of the Nine Elms regeneration area. The property features a bright open-plan reception room with a fully fitted kitchen and integrated appliances, creating a stylish and practical layout. The two spacious double bedrooms, including a master with en-suite, provide ample space alongside a second family bathroom, and a private balcony - perfect for outdoor relaxation.

Residents enjoy access to an impressive range of on-site amenities, including a fitness centre, private cinema, swimming pool and spa, and 24-hour concierge service. Ideally located, the development offers excellent transport connections, with Vauxhall Station and the Nine Elms Underground nearby, providing quick access to the centre. Local cafes, shops, and restaurants further enhance the appeal of this highly desirable location.

Approximately 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Council tax band: F (Wandsworth)

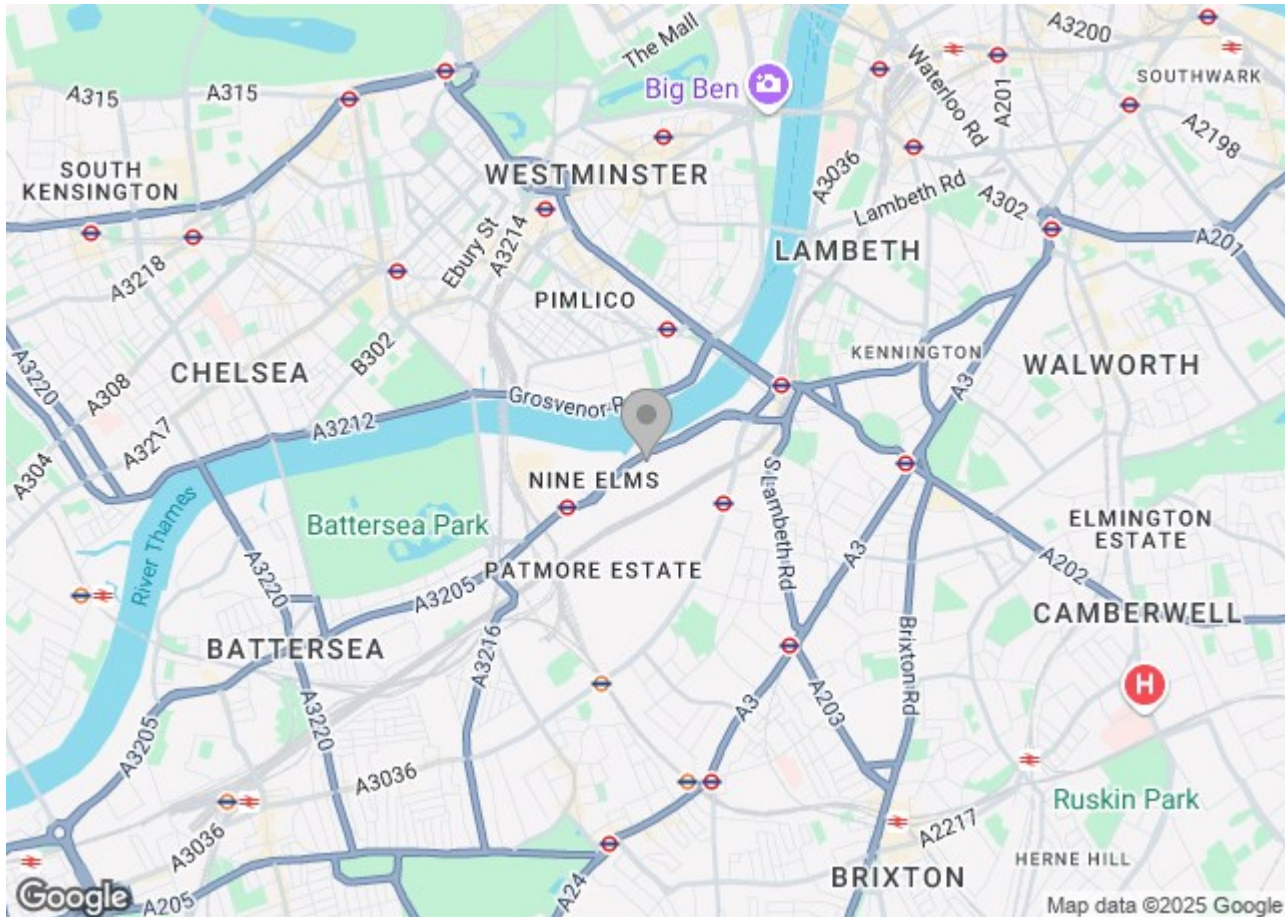
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking not available | Cladding: EWS1 Certificate available

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

5 New Union Square London



- 24 hour concierge
- Residents cinema suite
- Finished to a high standard
- Residents library
- Sky pool and sky deck
- Residents lounge and bar





Ambassador Building,
Embassy Gardens,
Nine Elms, SW8
Approximate Gross Internal Area
82.40 sq m / 887 sq ft

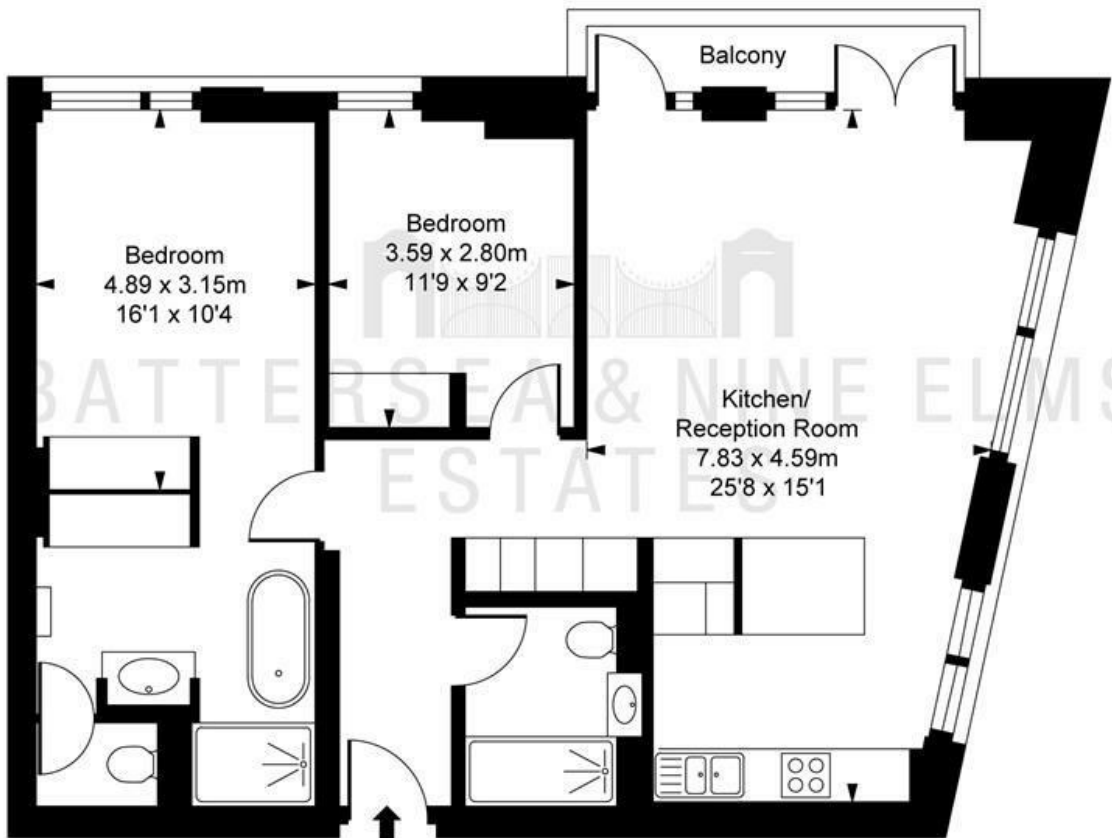


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		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		84	84	(81-91) B		87	87
(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	