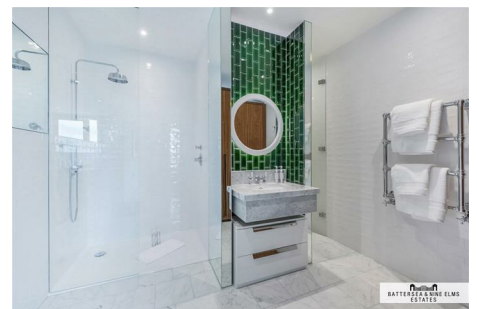
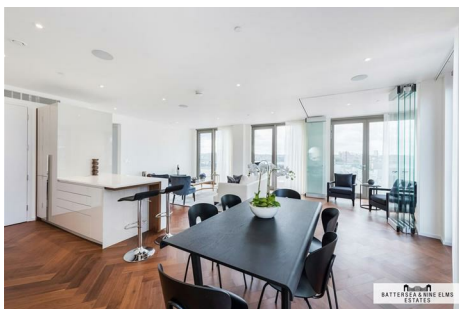




8 New Union Square London

A three double bedroom apartment offering over 1,300 sq ft of luxury accommodation. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area located only a stone's throw away from the US embassy and the River Thames. Residents will benefit from excellent public transports links and outstanding communal facilities including a fitness centre and residents library.

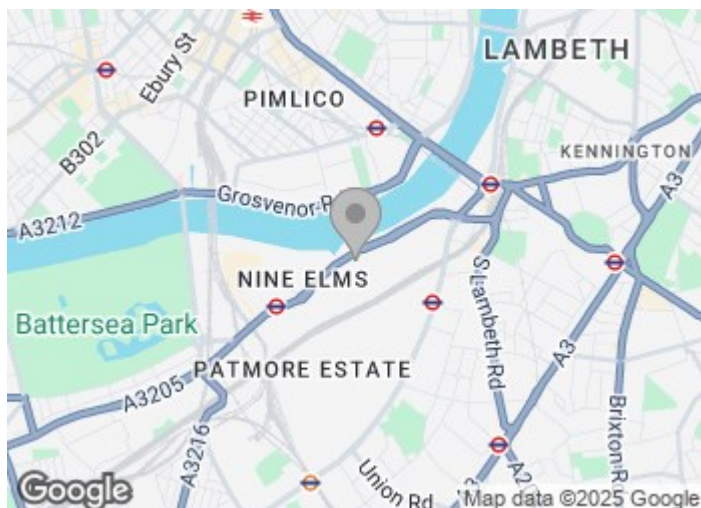
Approximately 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent

Asking Price £1,600,000

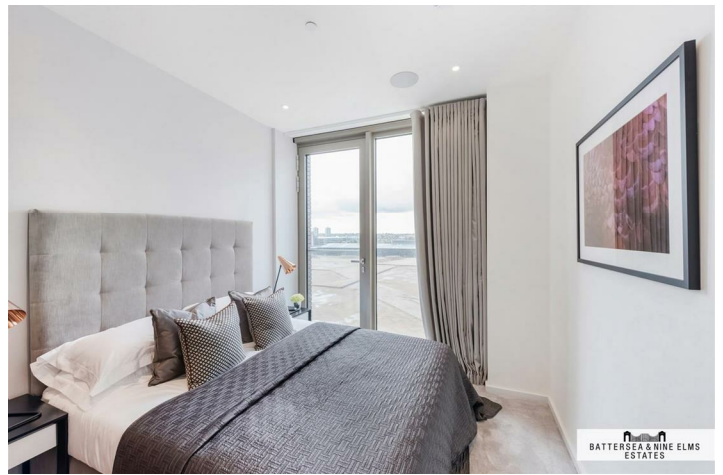
8 New Union Square London



- Three double bedrooms
- Fully integrated appliances
- Residents club lounge & library
- Excellent transport links
- Two bathrooms
- 24 Hour concierge
- Swimming pool & gym
- Secure parking
- Residents cinema suite
- Nine Elms regeneration area



Directions



Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
122.20 sq m / 1,315 sq ft

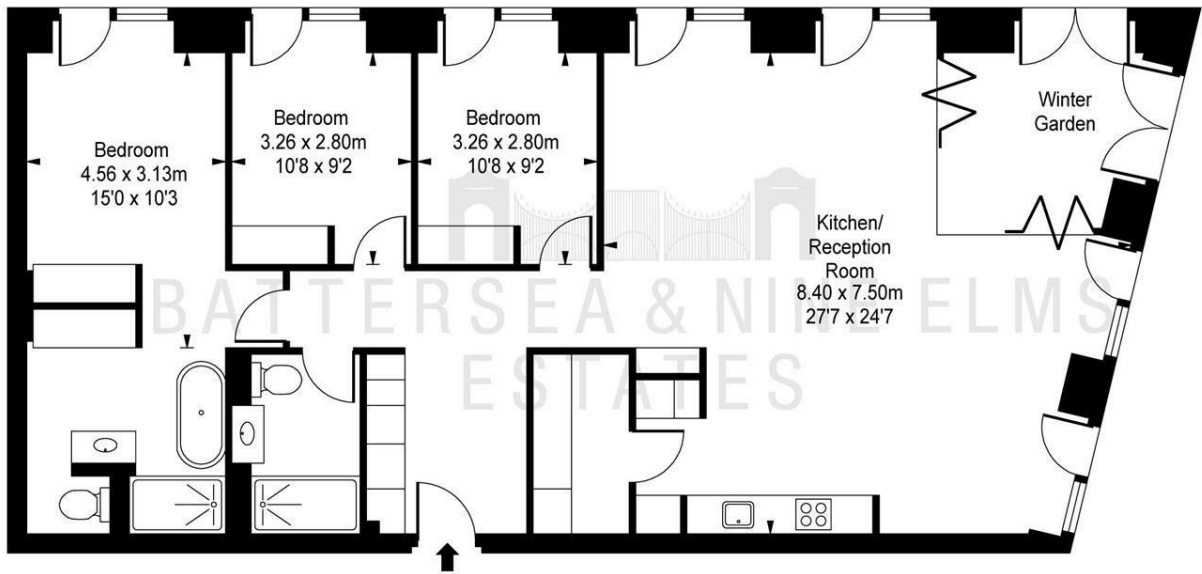


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	