



Capital Building, Embassy Gardens

Asking Price £1,100,000

A stunning two bedroom, two bathroom property located in the vibrant Embassy Gardens development, spanning an impressive 980 square feet, this residence offers a generous living space that is perfect for modern living. The property boasts contemporary design and the latest amenities, ensuring a comfortable and stylish lifestyle.

Embassy Gardens is known for its lively atmosphere, with a variety of shops, restaurants, and cultural attractions just a stone's throw away. The area is well-connected, making it easy to explore all that London has to offer.

Residents will have access to superb facilities such as the gymnasium, cinema lounges, business centre and the state of the art sky pool. This property is ideal for those seeking a blend of convenience and luxury in one of London's most sought-after locations.

Approximately 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: G (Wandsworth Council)

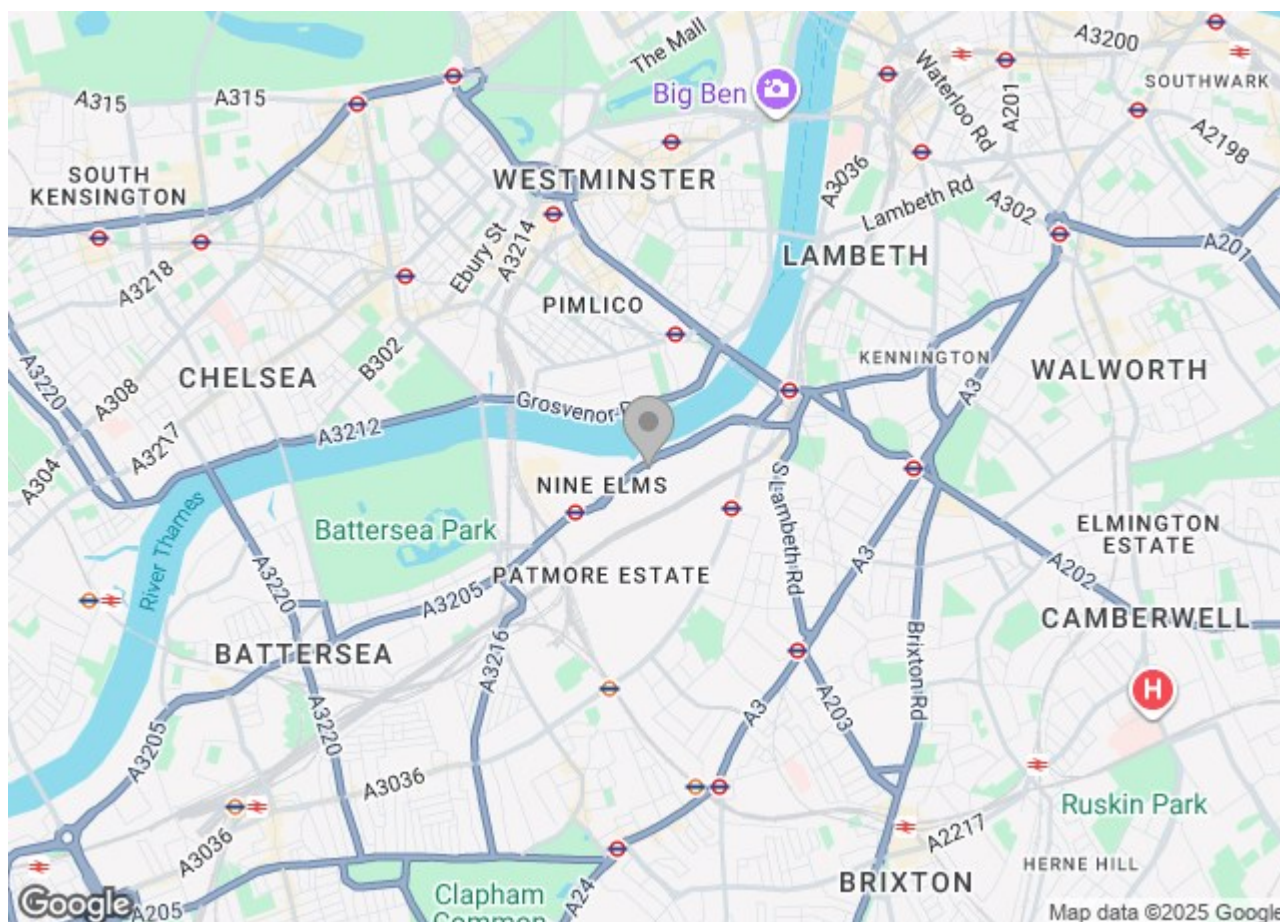
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

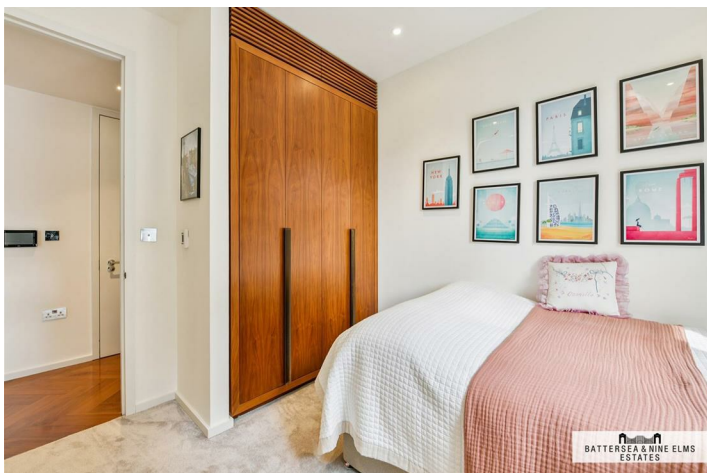
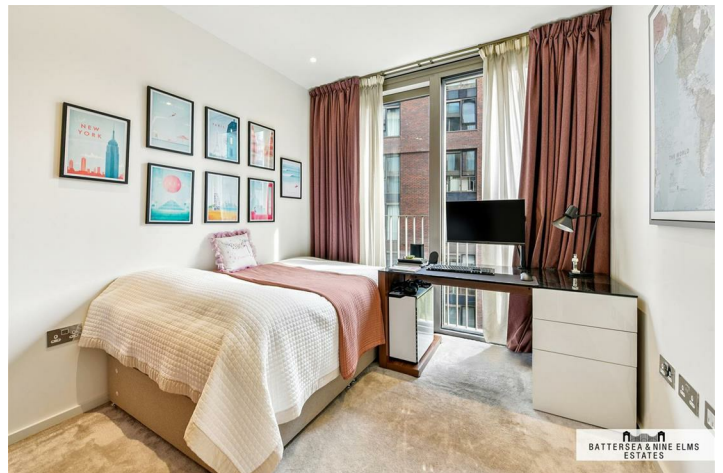
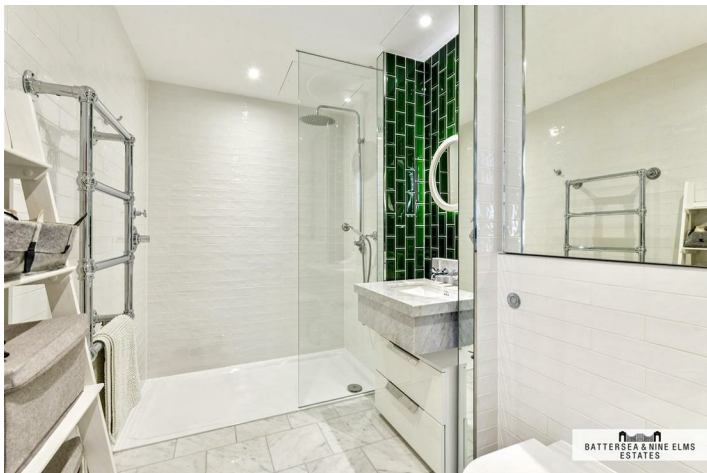
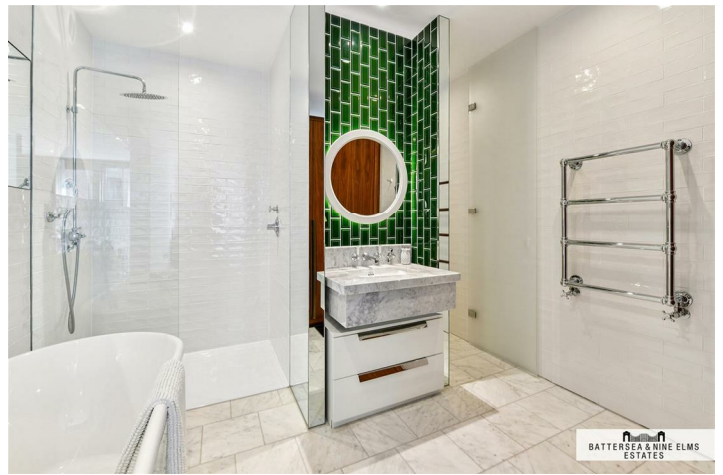
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

New Union Square London



- Two bedrooms
- Two bathrooms (one en-suite)
- Valet parking
- Large reception area
- 24 hour concierge





Capital Building,
New Union Square, SW11
Approximate Gross Internal Area
97.42 sq m / 1,049 sq ft
(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in 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 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				(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	