



**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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8 New Union Square London

£1,300 Per Week

A beautifully presented three-bedroom, two-bathroom apartment in The Capital Building, part of the prestigious Embassy Gardens development. Located in the heart of the vibrant Nine Elms regeneration area, this sought-after residence is just moments from the US Embassy. Residents enjoy excellent transport connections and access to outstanding communal amenities, including a state-of-the-art fitness centre, a private residents' library, and 24-hour concierge service.

Council Tax Band: Wandsworth - G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access |

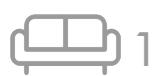
Holding Deposit - £1300 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – District communal | Internet: Fttp

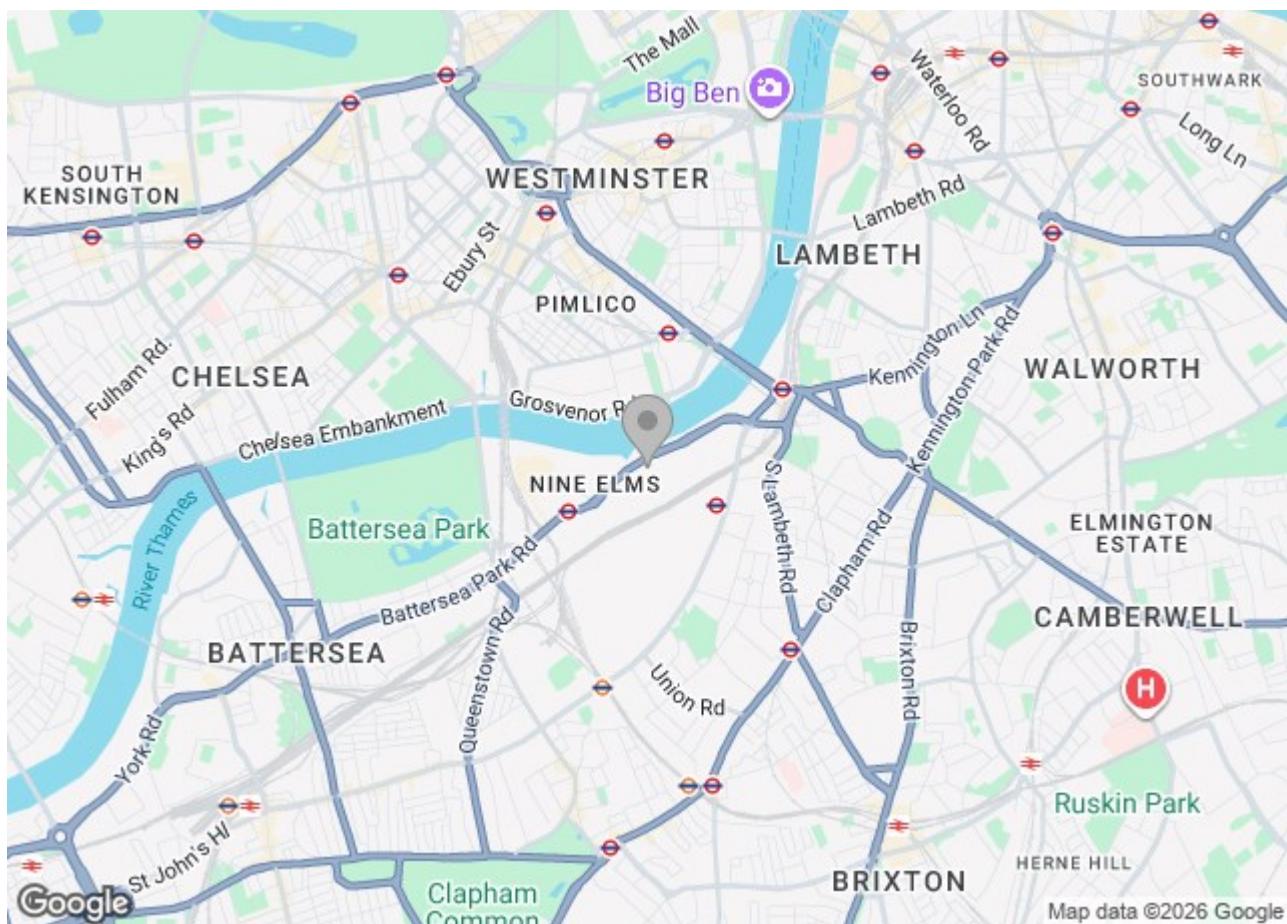
To check broadband and mobile phone coverage please visit Ofcom.

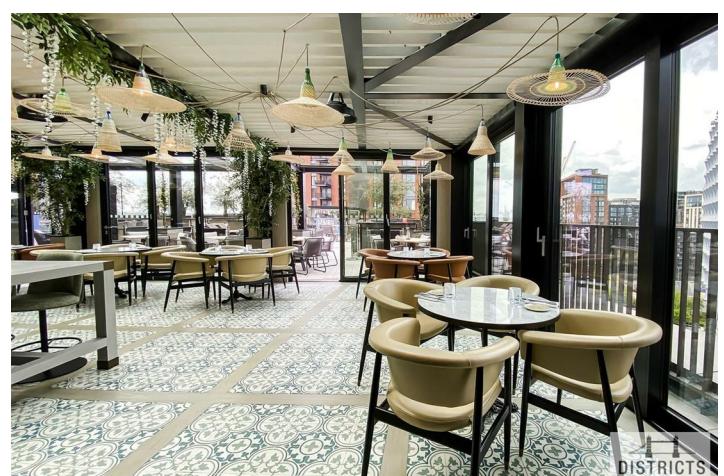
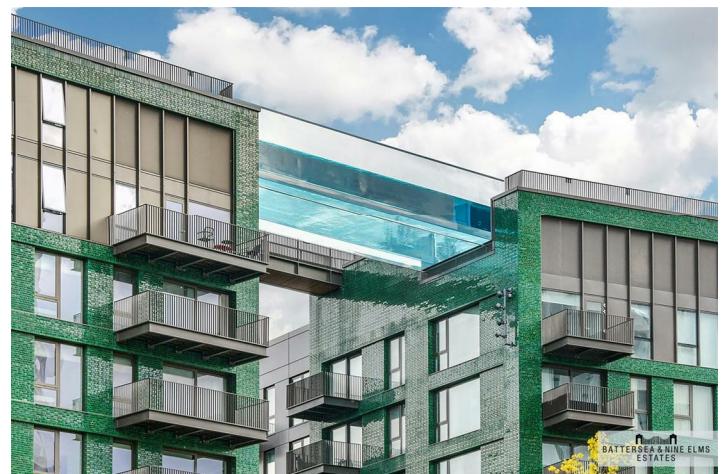
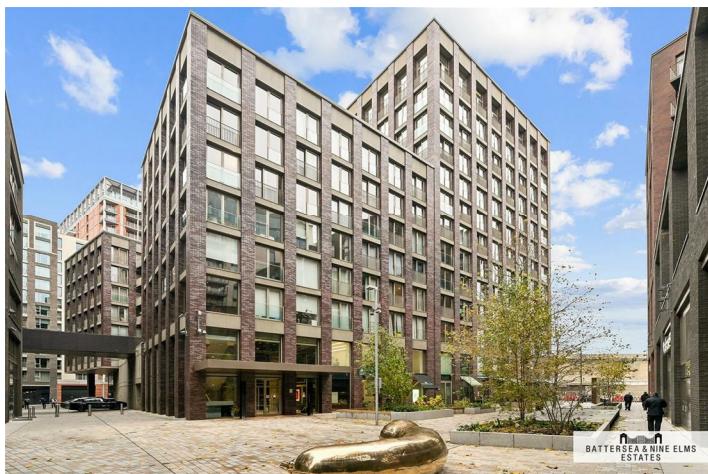
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- Three bedrooms
- Two bathrooms
- Sky pool
- Zone 1 Transport links
- 24 hour concierge
- Short walk to River Thames





Floor Plan

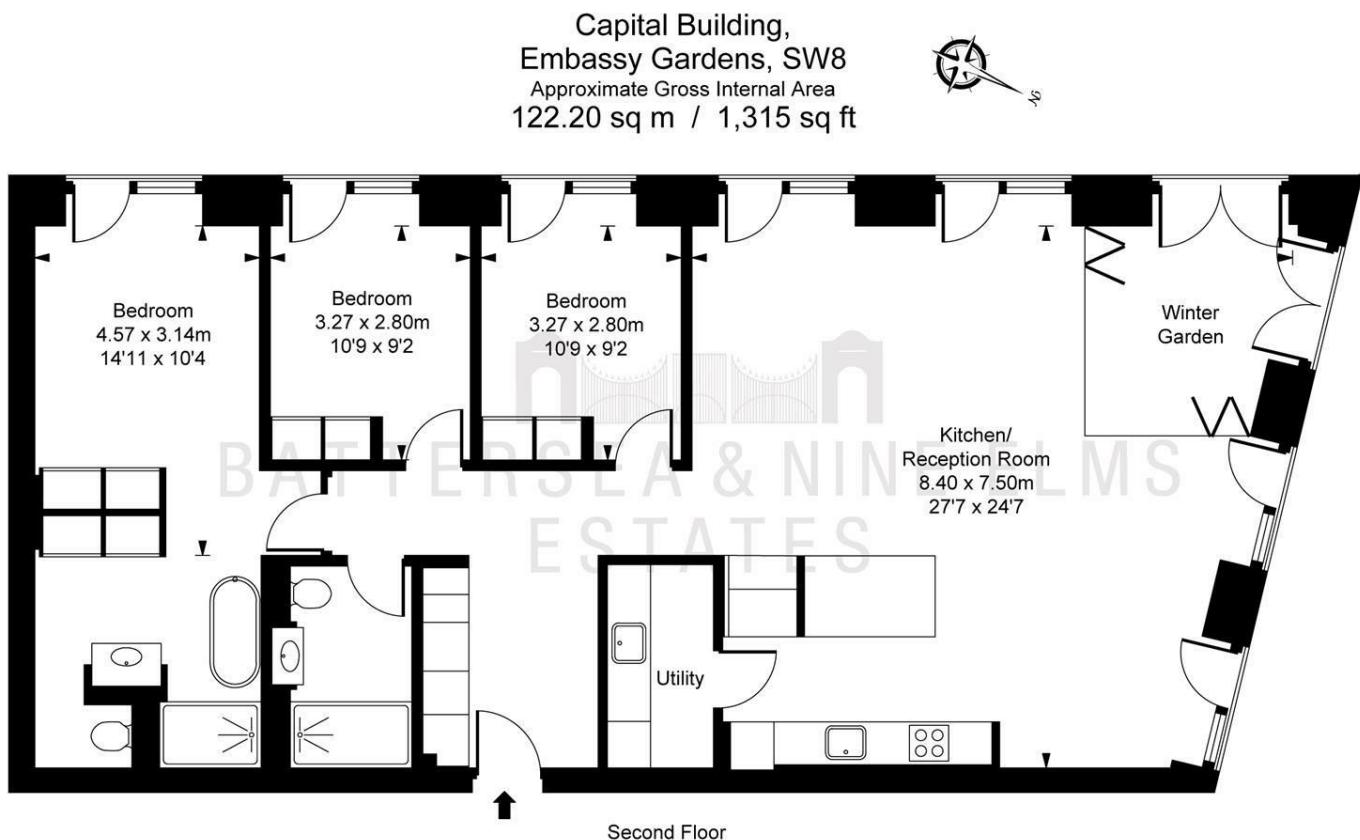


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	