



BATTERSEA & NINE ELMS  
ESTATES



## Capital Building, Embassy Gardens

Asking Price £975,000

Set within the desirable Embassy Gardens development, this spacious two bedroom, two bathroom apartment with parking is located in heart of the Nine Elms regeneration area. Residents benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library.

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

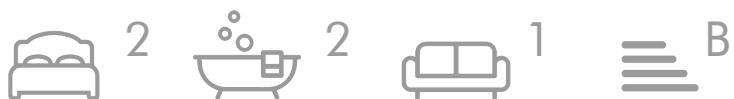
Council Tax Band: Wandsworth - G

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

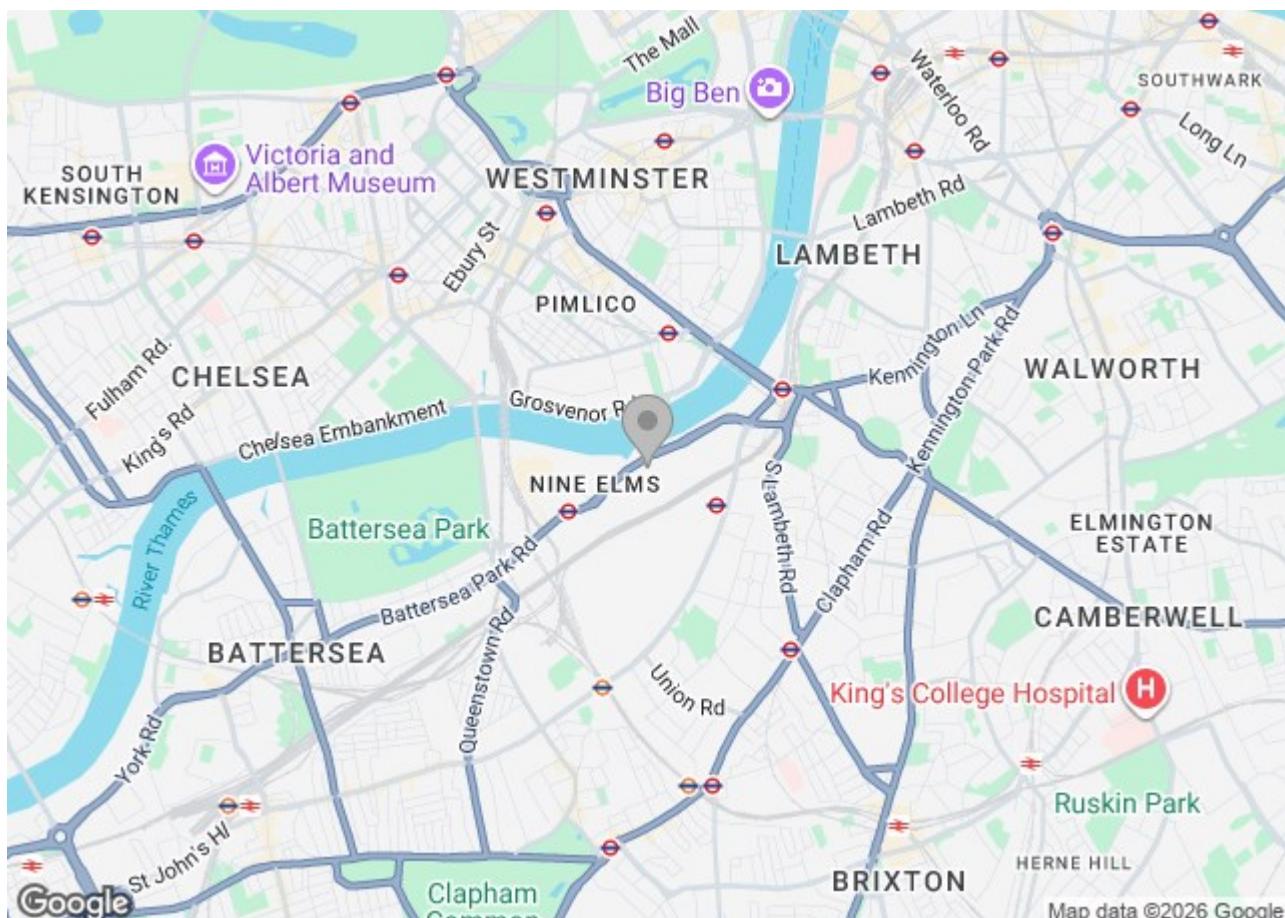
To check broadband and mobile phone coverage please visit Ofcom.

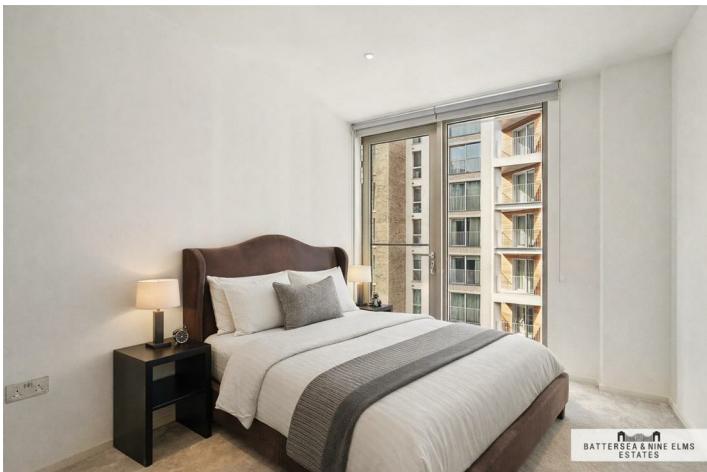
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

## 8 New Union Square London



- Two bedrooms
- Two bathrooms
- Contemporary design
- 24 Hour concierge
- Residents gym & swimming pool
- Residents cinema suite
- Residents club lounge & library
- Excellent transport links
- Winter garden
- Secure parking
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Capital Building ,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
89.30sq m / 961 sq ft

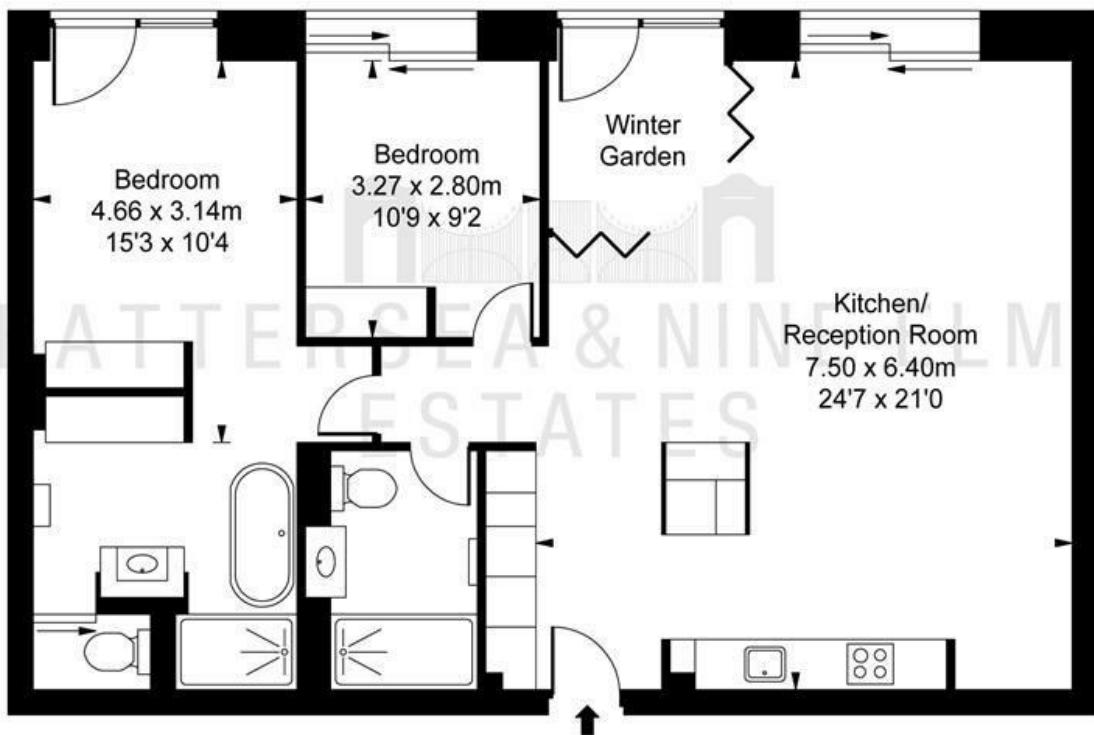


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Current	Potential
Very energy efficient - lower running costs (92 plus) A		86	86
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		