

**BATTERSEA & NINE ELMS
ESTATES**

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



5 New Union Square London

£1,150 Per Week

A highly sought after two bedroom, two bathroom apartment set within Ambassador Building. This stunning apartment features an open plan kitchen / reception room, two double bedrooms with built in storage and two bathrooms (one en suite). Beautifully designed, the apartment boasts parquet flooring, marble counters and fully integrated Siemens appliances.

Residents of Embassy Gardens benefit from a plethora of facilities which include a gym & fitness centre, indoor swimming pool, cinema, Sky Pool and 24 hour concierge service. Transport links from Vauxhall Station are only a short walk away.

Minimum contract: 12 months

Council Tax - Wandsworth - G

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit £1,100 (1 weeks rent)

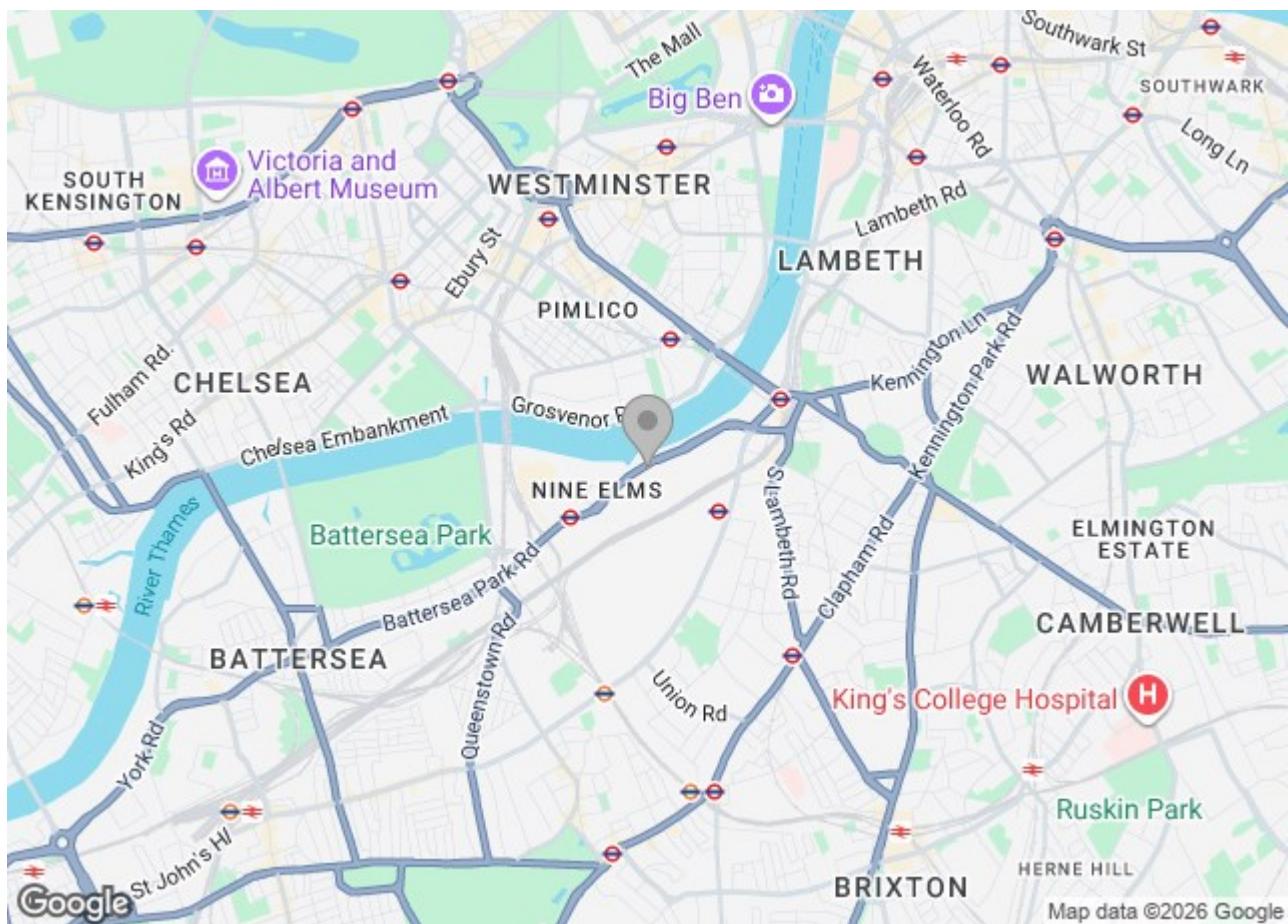
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: FttP

To check broadband and mobile phone coverage please visit Ofcom.

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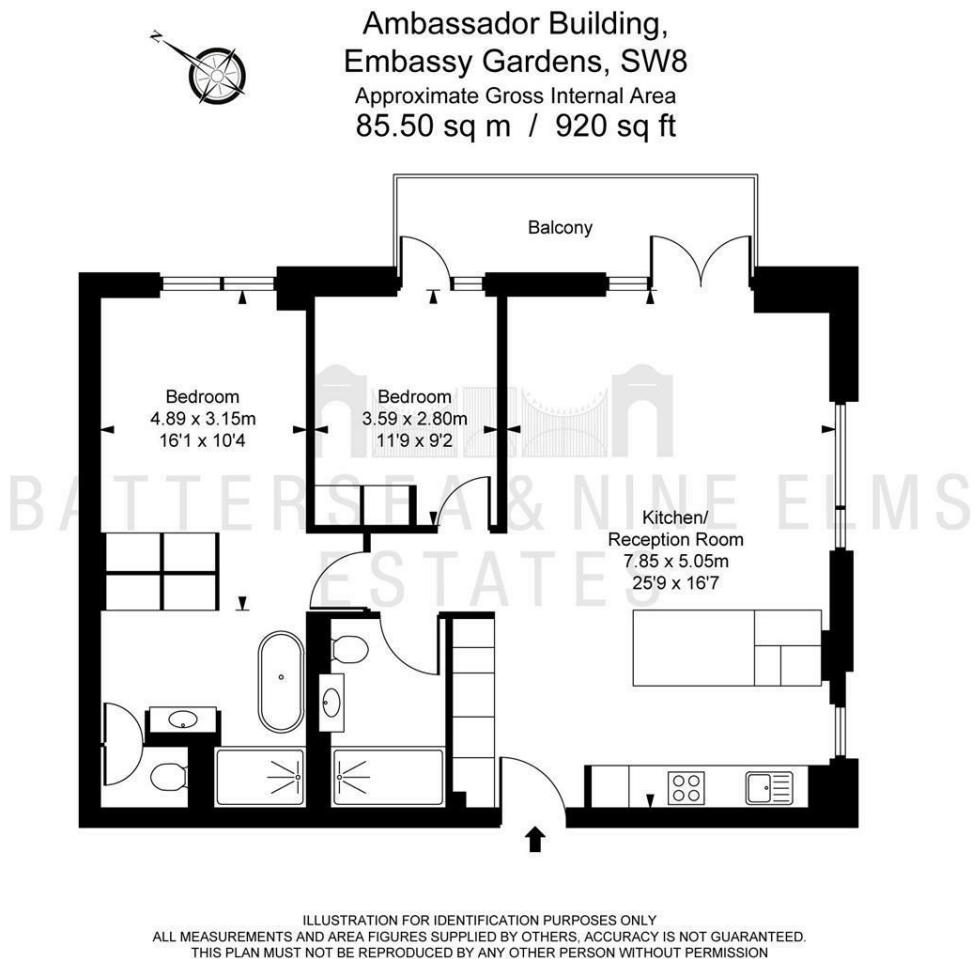


- 920 sq ft approx
- 24 Hour concierge
- Zone 1 transport links from Vauxhall
- Two double bedrooms
- Sky pool and orangery
- Two bathrooms (one en suite)
- Residents gym & indoor swimming pool





Floor Plan



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		
(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	