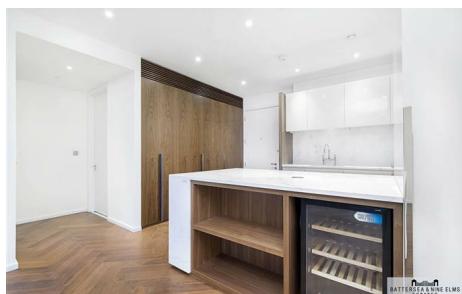


**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
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New Union Square London

£775 Per Week

A beautifully presented one bedroom apartment arranged over a high floor of the Capital Building, situated in the sought after Embassy Gardens development. The property features a double bedroom, bathroom open plan kitchen/living/kitchen area and a private balcony.

Residents of this sought after location can enjoy the wonderful amenities including the incredible Sky Pool, Sky Deck and Orangery, as well as on site gym, indoor pool, cinema and private residents club and lounge.

Located in the heart of the Nine Elms regeneration area, residents will also benefit from excellent public transports links.

Council Tax Band: Wandsworth - E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £775 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Ftp

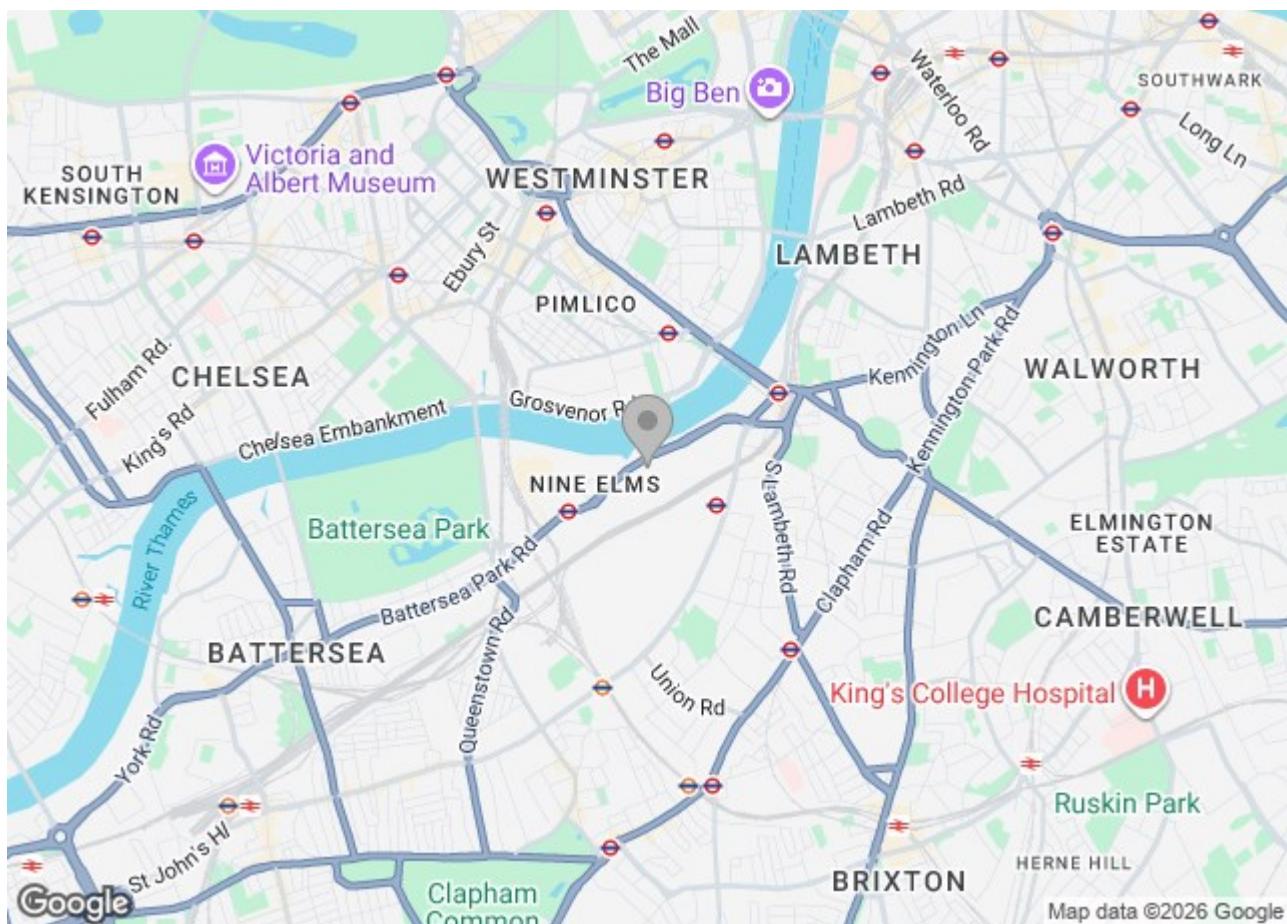
To check broadband and mobile phone coverage please visit Ofcom.

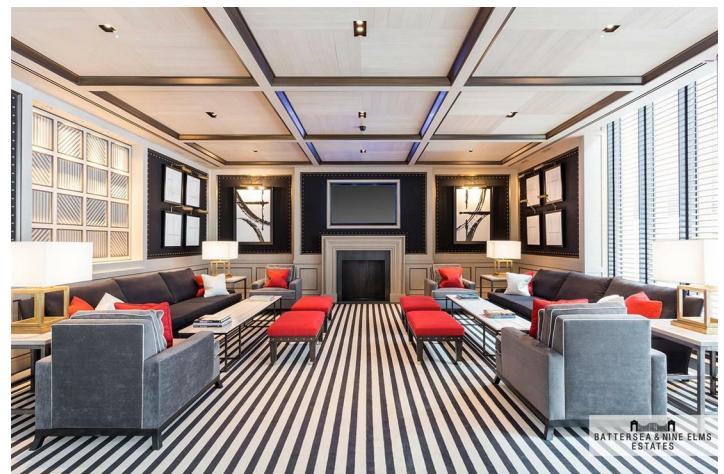
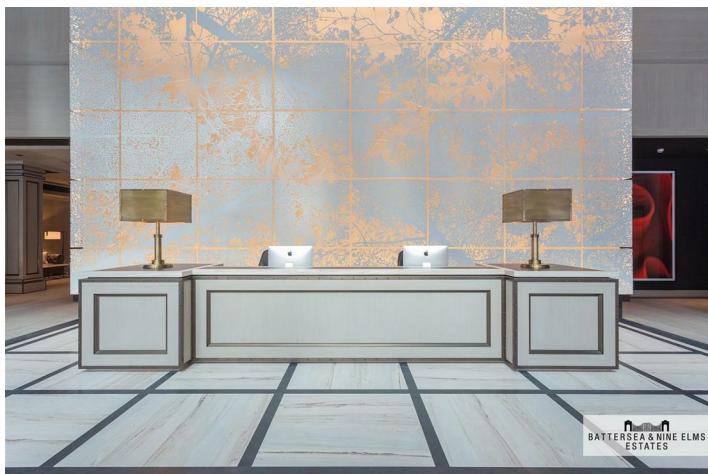
To check planning permission please visit Wandsworth Council Website - Planning & Building Control

New Union Square London



- One double bedroom
- Luxury bathroom
- Comfort cooling
- 24 Hour concierge
- Residents gym, indoor pool, cinema suite and meeting rooms
- Excellent transport links
- Private balcony
- Sky pool and orangery
- *Photos are of a very similar property*





**Capital Building,
Embassy Gardens, SW8**
Approximate Gross Internal Area
57.30 sq m / 617 sq ft

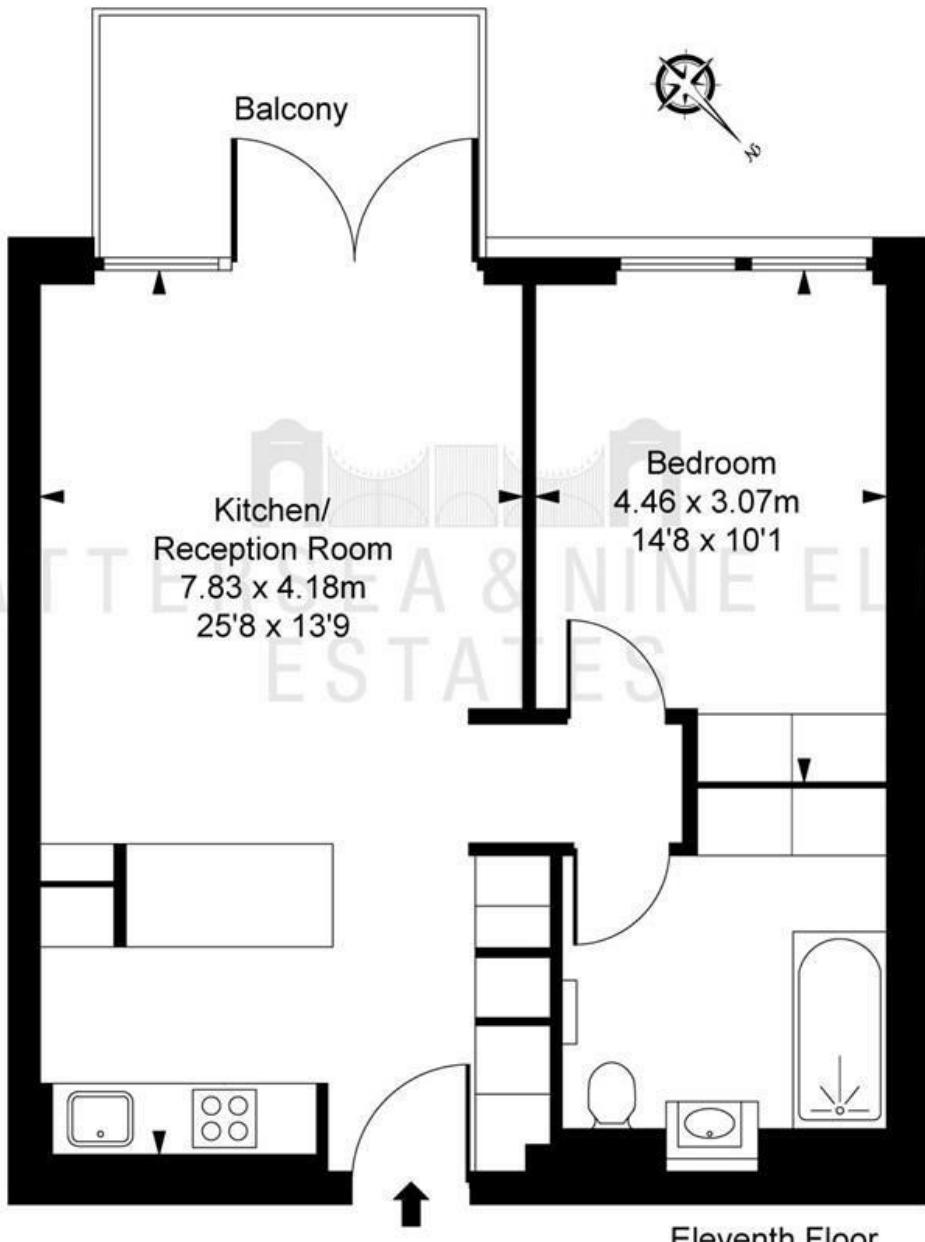


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 | | |
| (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 | |