

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)

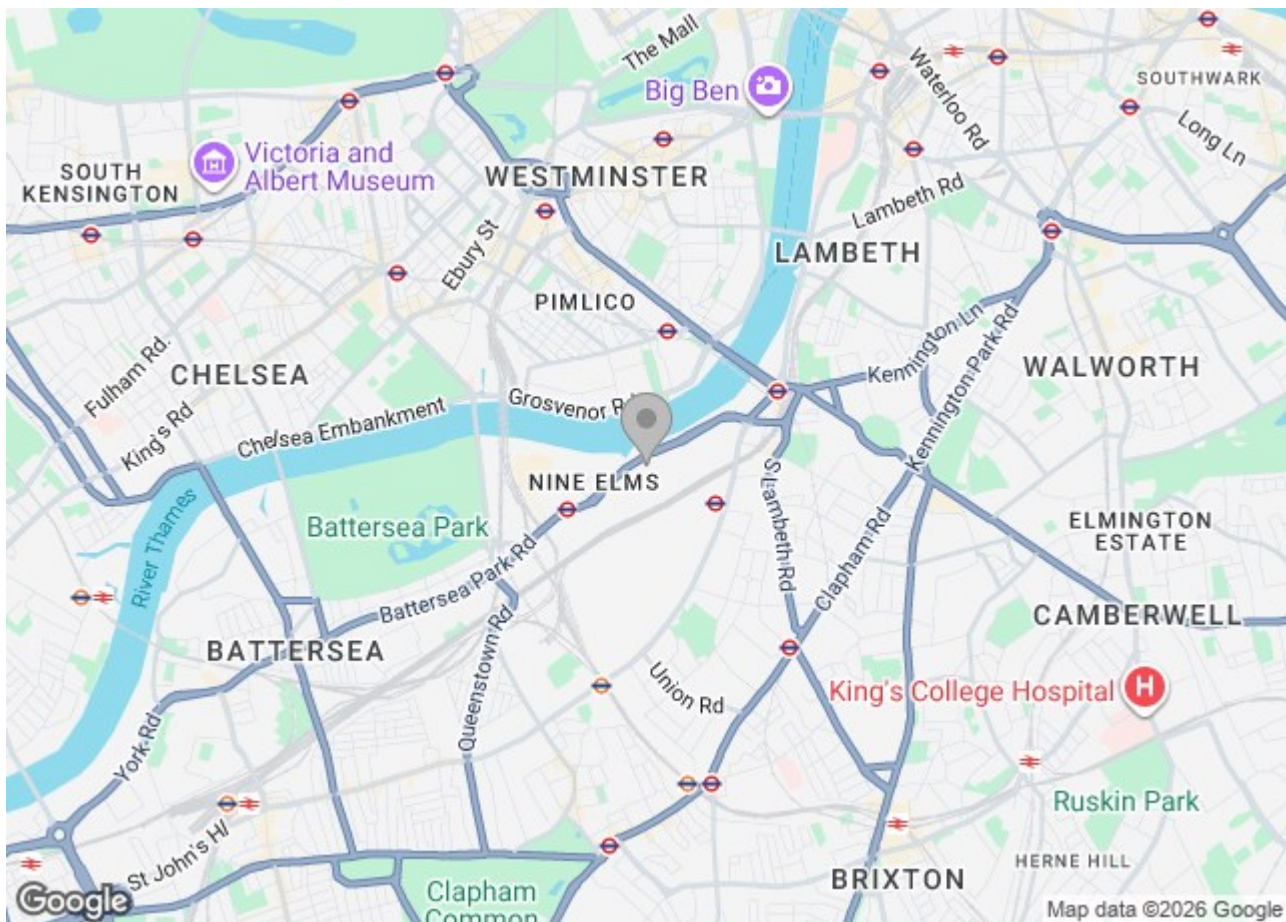
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

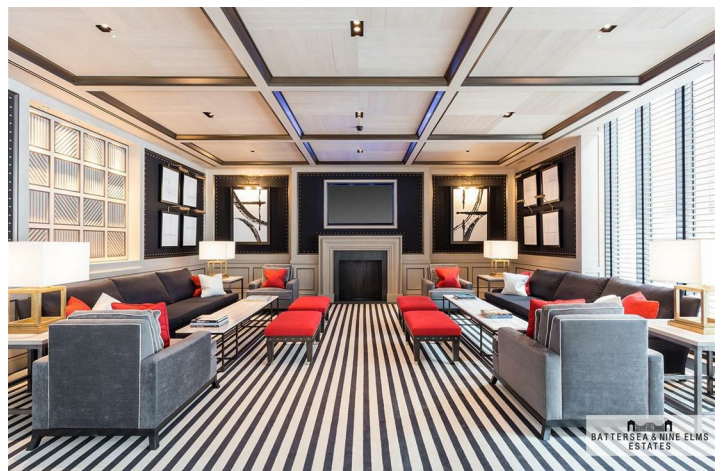
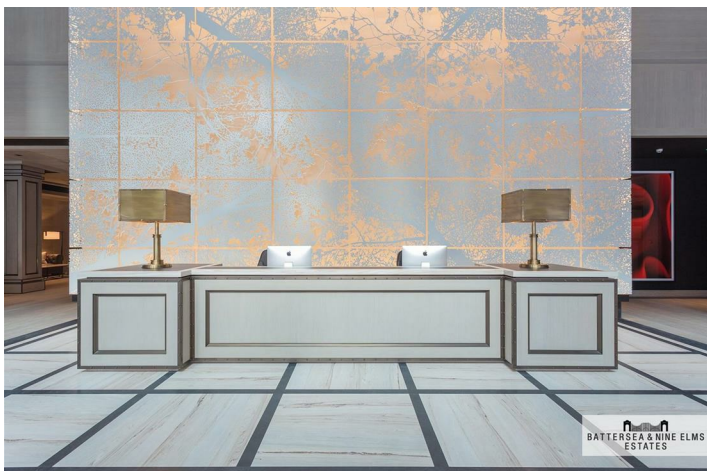
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website. Planning & Building Control

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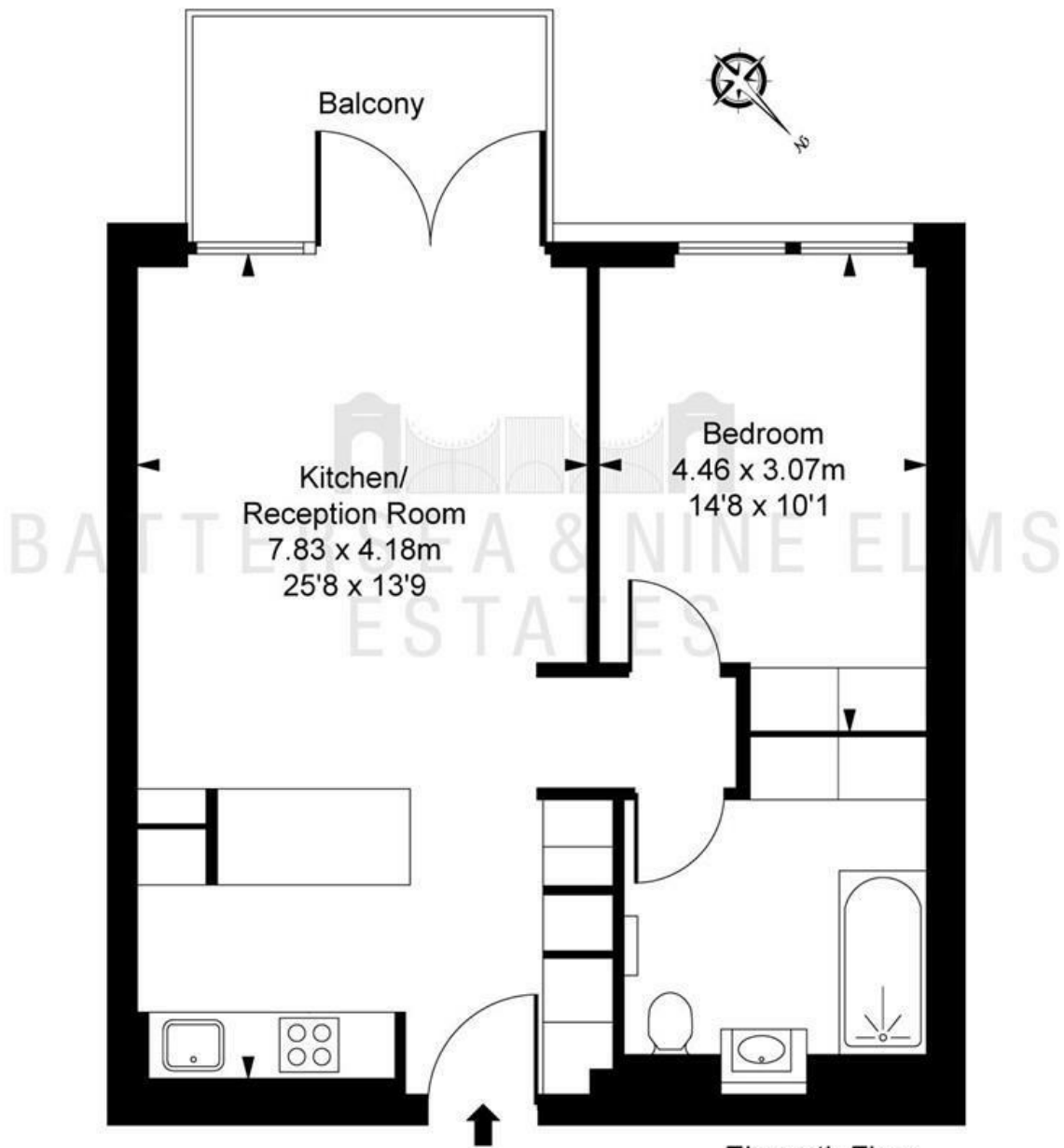


- One double bedroom
- Comfort cooling
- Residents gym, indoor pool, cinema suite and meeting rooms
- Luxury bathroom
- 24 Hour concierge
- Excellent transport links
- Private balcony
- Sky pool and orangery
- *Photos are of a very similar property*





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



Eleventh Floor

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		