New Union Square, London SW8

Guide price £725,000 Leasehold

Description

This well-appointed 1-bedroom apartment, spanning 568 sqft (52.8 sqm), is now available in the sought-after Ambassador Building at Embassy Gardens, Nine Elms.

The apartment comprises an open-plan reception with a luxury kitchen, floor to ceiling windows, solid timber flooring, comfort cooling and heating, a double bedroom and a stylish bathroom. Large balcony with north-eastern views is overlooking the River Thames, the USA Embassy, and the internal landscaped gardens. The modern kitchen comes fully equipped with integrated appliances, complemented by ample storage throughout. Luxurious bathroom suite.

Residents of Embassy Gardens benefit from exclusive amenities, including a 24-hour concierge, cinema room, library, business center, yoga studio, two gyms, and an impressive indoor/outdoor pool. Additionally, the world-renowned sky pool connects the towers at Legacy Building. The building is EWS1 Compliant.

On-site conveniences such as a coffee shop, restaurant, cocktail bar, and
Waitrose store are just steps away, with further local dining and shopping options nearby.

Embassy Gardens enjoys excellent transport links, with Nine Elms Tube Station (Northern Line) just a short walk away, offering quick access to Central London, and Vauxhall Station also within easy reach.

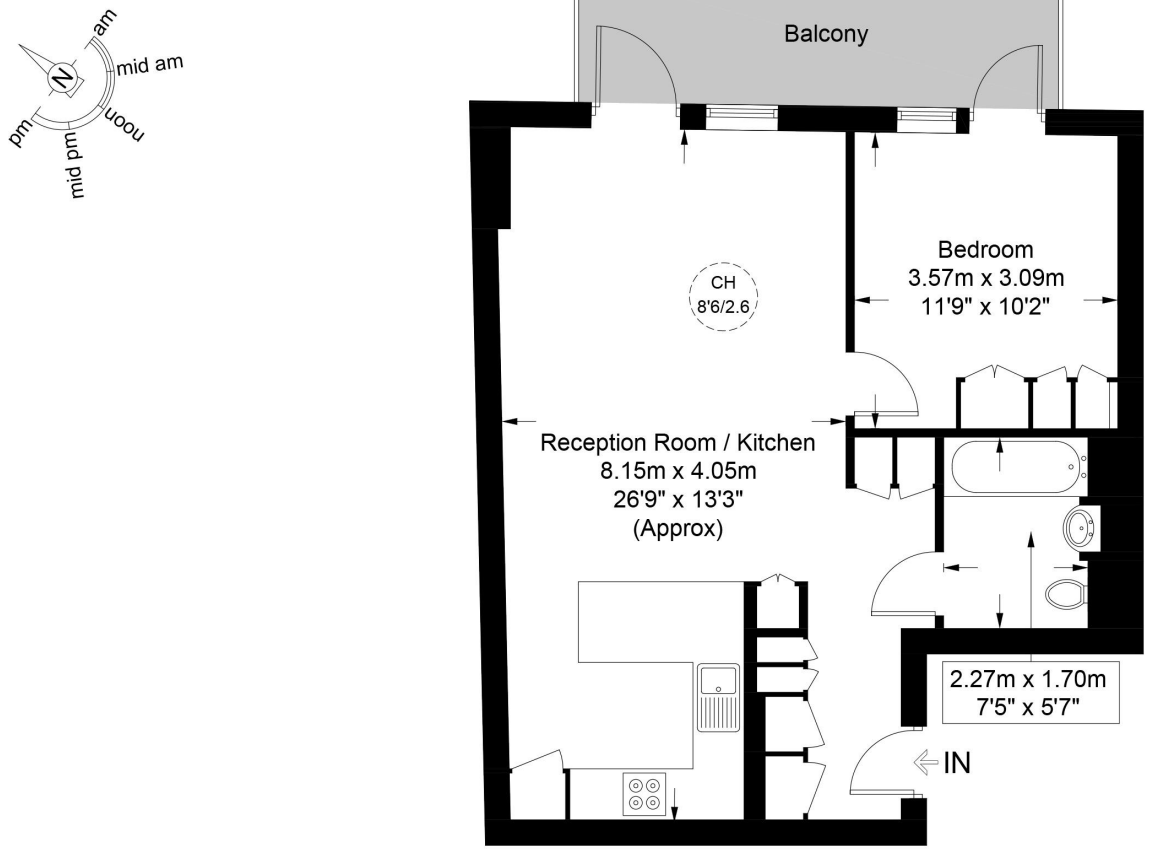
Council Tax Band: E (Wandsworth Council)
Tenure: Leasehold (986 years remaining)
Ground Rent: £500 per year
Service Charge: £5,700 per year

- 1 Bedroom
- 1 Bathroom
- 5th Floor modern apartment
- Balcony
- Approx. 568 sq ft (52.8 sq m)
- 24-Hour concierge
- Great transport links
- On-site leisure facilities
- EPC: B

Floorplan

568 sq ft | 53 sq m

Ambassador Building, SW11 **Approximate Gross Internal Area** = 568 sq ft / 52.8 sq m



Fifth Floor

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