

## New Union Square, London, SW11

Residing on the fifth floor of this landmark site, is this spacious one bedroom apartment.

Comprising a double bedroom with built in wardrobes, a well appointed bathroom suite and a large open plan reception kitchen with a private balcony. The kitchen is fully integrated and include a dishwasher.

Residents will also enjoy the excellent communal facilities such as the indoor swimming pool, gym, spa and private cinema as well as the Sky Pool.

Ideally located equidistance to Battersea Power Station and Nine Elms tube lines.

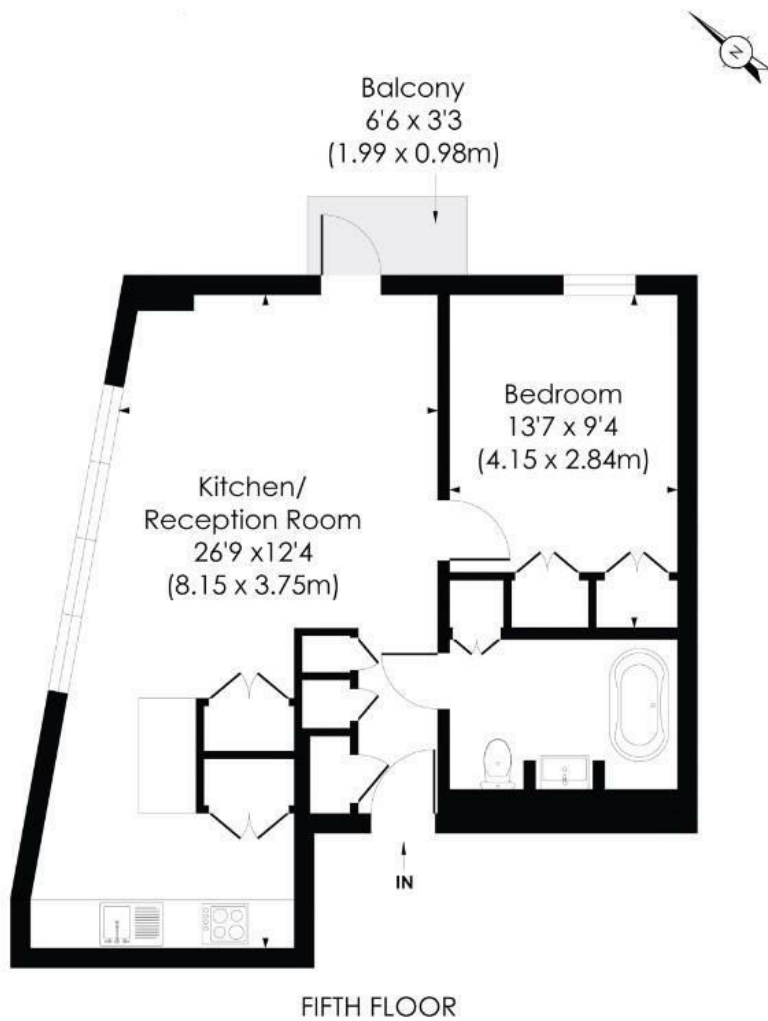
- Fifth floor
- Private balcony
- 24 Hour concierge
- Residents gym
- Residents lounge & meeting rooms
- Dual aspect apartment

**Asking price £830,000**

# NEW UNION SQUARE, SW11

Approx. Gross Internal Floor Area

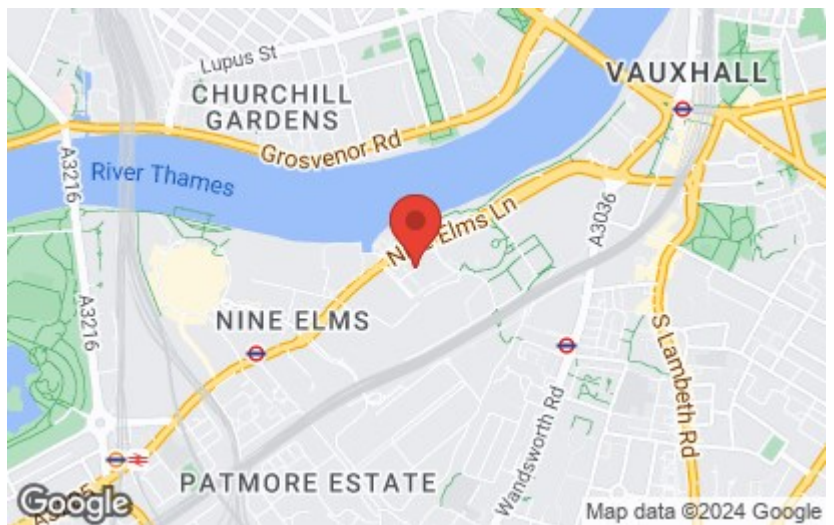
564 Sq. ft/52.45 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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

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