



Capital Building, 8 New Union Square, London, SW11 7AE

Living Space presents this one-bedroom apartment, approximately 667 sq. ft, located on the 8th floor of the Capital Building in Embassy Gardens, with direct views of the River Thames.

The property features an open-plan reception with floor-to-ceiling windows, walnut parquet flooring, marble work surfaces, and integrated appliances. The kitchen is fully fitted, and the double bedroom includes built-in wardrobes. The bathroom is finished to a high standard with quality fixtures.

Residents have access to a range of on-site amenities, including an indoor swimming pool with swim-out Jacuzzi, gym, private cinema, residents' lounge with pool table, business centre, and 24-hour concierge. Embassy Gardens is located approximately 8 minutes' walk from Vauxhall Station, offering transport links to the West End, City, and Canary Wharf.

LEASEHOLD: £850,000

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Tenure:
Lease term:
Service charge:

Subject to Contract
Leasehold
985 Years
£6065 PA

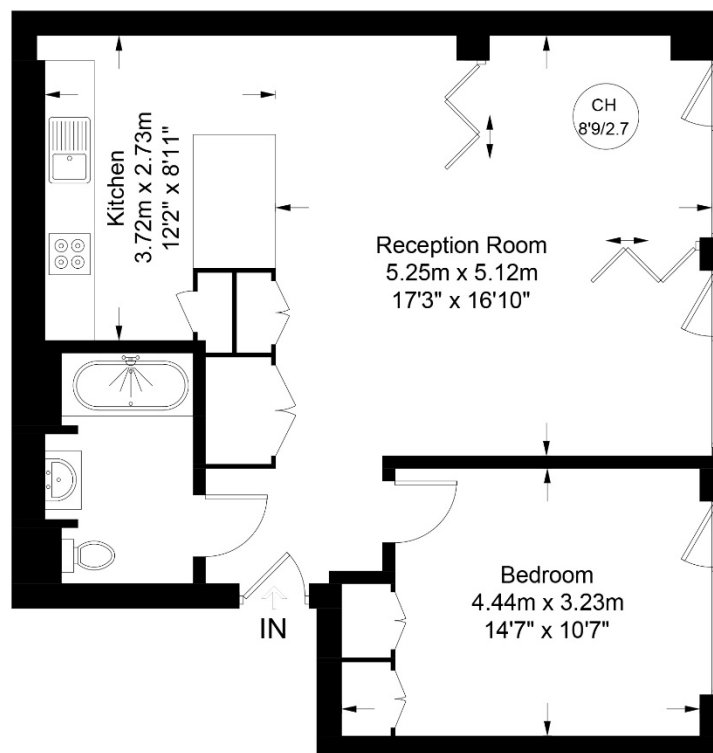
Approx Area: 676 sq. ft. / 62.8 sq. m
Local Authority: Wandsworth Council
Ground rent. £800 PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Capital Building, SW11

Approximate Gross Internal Area = 676 sq ft / 62.8 sq m



Eighth Floor



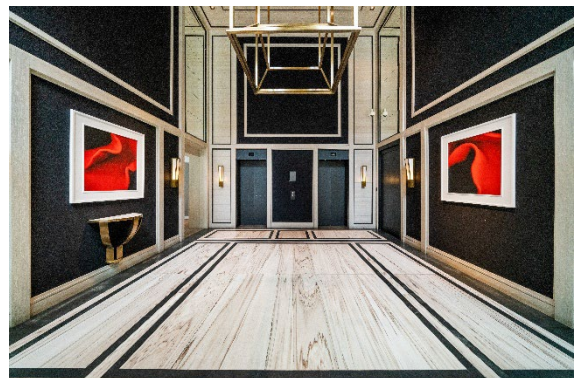
Certified
Property
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID975024)

LIVINGSPLACE
ESTATE AGENTS

Disclaimer - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structured survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide price only and should be checked and confirmed by your solicitor prior to exchange.





Video Tour Link: <https://youtu.be/zOfmaC7RJRM>

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Contact Us for Further Information

If you would like to learn more about this property or arrange a private viewing, please do not hesitate to get in touch with us. Our dedicated team at **Living Space Estate Agents** is on hand to provide expert advice, answer any questions, and guide you through every step of the buying process.

Whether you're a first-time buyer, seasoned investor, or simply exploring the market, we are here to offer tailored support and ensure a smooth, professional experience from start to finish.

Contact Details
Living Space Estate Agents
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Telephone: 020 7354 0505
Website: www.lsea.co.uk

We look forward to assisting you with your property journey.