



**B84 Capital Building 8 New Union Square, London, SW11 7AQ**

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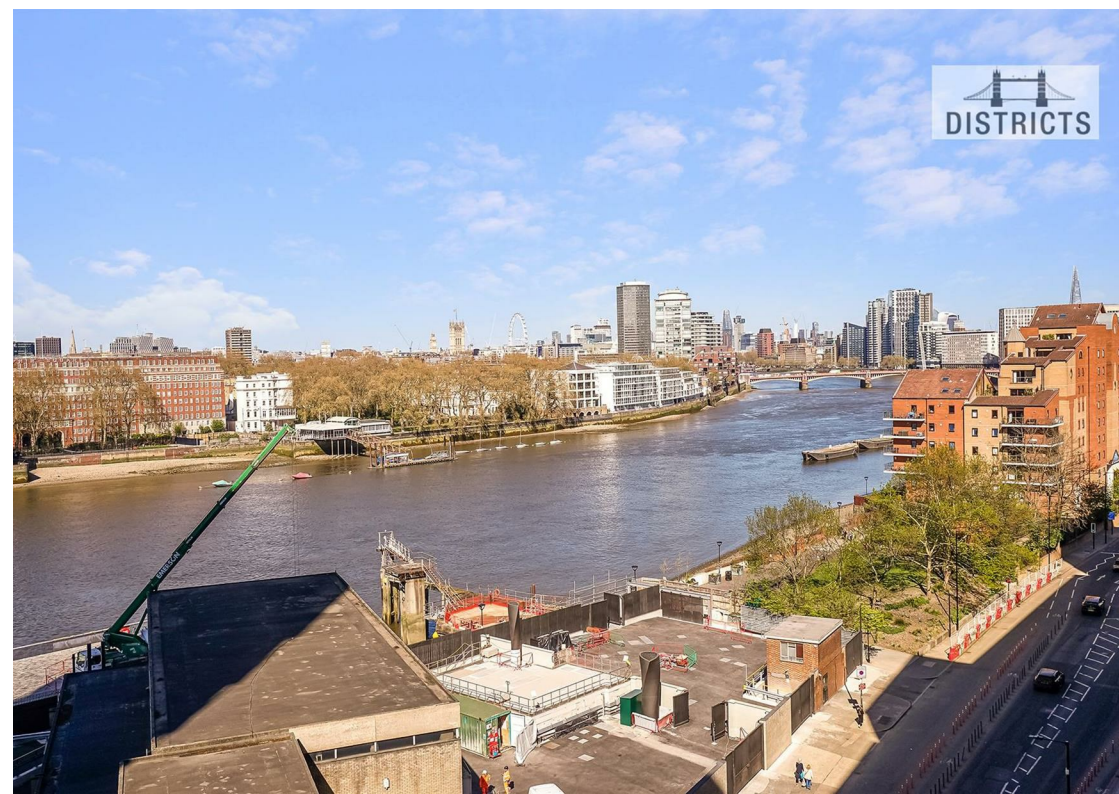
A premium 677sq.ft apartment situated on a high floor offering River Thames views. Comprising a double bedroom, luxury bathroom and spacious open-plan reception with modern integrated kitchen for entertaining all those important guests. So if you're looking for luxury living in one of the most sought after residential developments around, you've found it. Inside this high-spec Residence, you'll find wooden flooring throughout the living and dining areas, featured modern bath and shower rooms and an abundance of storage.

Residents also enjoy a 5-star experience with the following amenities available for their exclusive use: a gym, cinema room, swimming pool, resident lounge, a residents business centre and meetings rooms. Set against the iconic backdrop of the Nine Elms, Embassy Gardens is positioned in one of London's most affluent and dynamic districts. Located just a few moments from Battersea Power Station underground, with Vauxhall & Nine Elms undergrounds only a few minutes in the opposite direction.

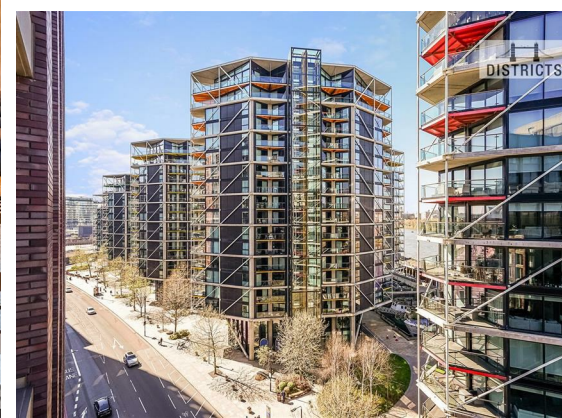
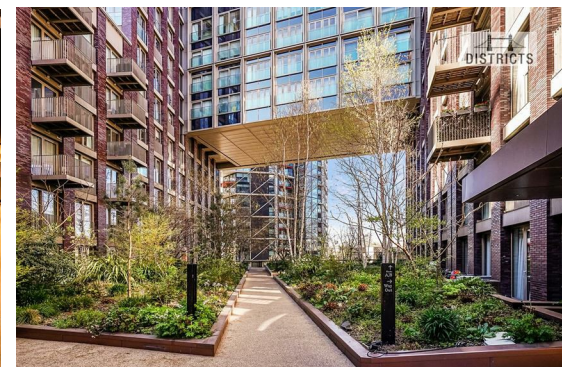
Approx. years remaining on lease: 985  
 Ground rent amount: approx. £500pa  
 Ground rent review period: Ask Agent  
 Service charge amount: approx. £6,310pa  
 Service charge review period: Ask Agent  
 Council tax band: F (Wandsworth)

Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Cladding: EWS1 Certificate available

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









Capital Building,  
New Union Square, SW11  
Approximate Gross Internal Area  
62.9 sq m / 677 sq ft

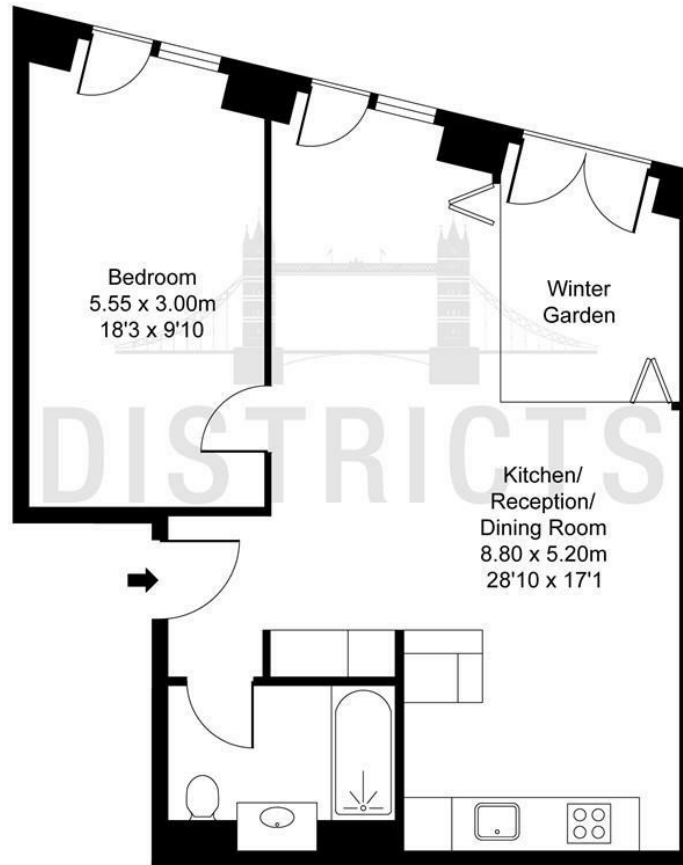


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

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.