

- Central London residential investment opportunity
- Located within the prestigious, highly desirable Embassy Gardens development
- Situated on the River Thames and next to the new U.S. Embassy
- Home to the world-famous Sky Pool
- Stylish, contemporary two-bedroom apartment with private balcony
- Fully furnished
- Let on an AST generating £45,600 per annum
- £875,000, subject to contract
- Discount to the vacant possession value

## PRESTIGIOUS CENTRAL LONDON RESIDENTIAL INVESTMENT NEXT TO U.S. EMBASSY

**JW**

**Johnston Waddell**

Apartment D48 • The Modern at Embassy Gardens • Nine Elms • London • SW11 7AY

[johnstonwaddell.co.uk](http://johnstonwaddell.co.uk)

## LOCATION

Nine Elms is located within the London Borough of Wandsworth, strategically positioned between Vauxhall and Battersea on the south bank of the River Thames.

The area boasts excellent connectivity, making it one of London's most accessible and desirable districts. The area's transport links are designed to offer residents and businesses seamless access to central London and beyond, ensuring ease of travel for work, leisure, and daily commutes.

One of the most significant enhancements to Nine Elms' transport infrastructure is the Northern Line extension. This extension introduces two new stations:

- **Nine Elms Station:** the new Nine Elms branch of the Northern Line opened in 2021 and is the first extension to London's Tube map since the 1990s, giving Nine Elms official Zone 1 status and cutting travel times to the West End and City to as little as 15 minutes.
- **Battersea Power Station:** A short walk from Nine Elms, this station further connects residents to London's extensive Underground network.

In addition, a short 10-minute walk from Embassy Gardens is Vauxhall Station - a National Rail, London Underground and London Bus interchange station (Zone 1 & 2). This major interchange connects Nine Elms to destinations such as Clapham Junction, Richmond, and Windsor, as well as direct services to London Waterloo, one of the city's primary rail hubs.

Battersea Power Station Pier is located on the south bank of the River Thames next to the famous London landmark, offering river bus services for a wide range of routes to key destinations including the London Eye, Blackfriars, London Bridge and Canary Wharf.

The area benefits from excellent road connectivity, with easy access to major routes such as the A3 (providing direct access to Central London and the South West), the A202 (connecting Nine Elms to areas such as Camberwell and New Cross) and Vauxhall Bridge (offering a direct route into Central London across the River Thames).

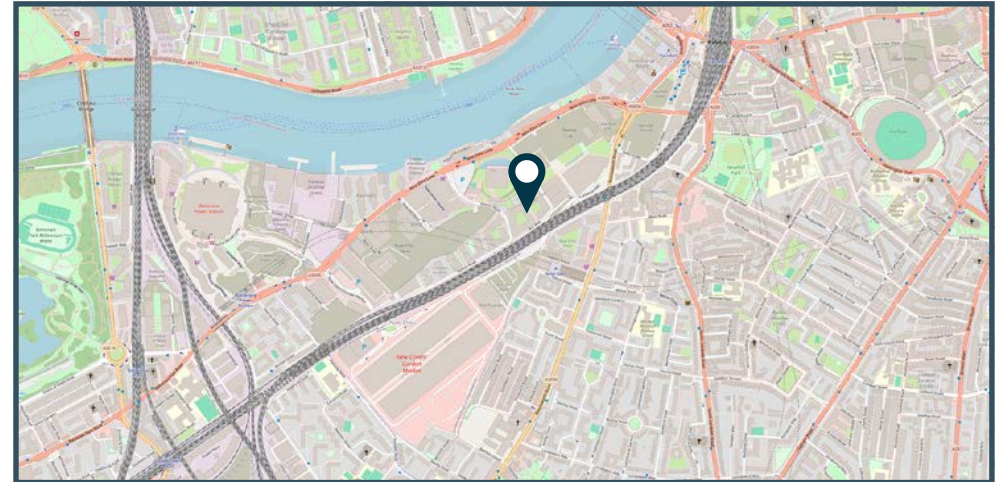
For international travel, residents are well connected to London's major airports. London City Airport is approximately 16 km (10 miles) to the east. Heathrow Airport is approximately 26 km (16 miles) to the west and easily accessible via the Piccadilly Line from Vauxhall station.

One of London's most ambitious regeneration projects, Nine Elms is rapidly transforming into a vibrant riverside district and emerging as a premier destination for luxury living, offering a unique blend of contemporary urban lifestyle and rich historical significance.

Nine Elms offers an array of social spaces, parks, and cultural venues designed to foster a vibrant community spirit. The new mile-long Linear Park, stretching from Vauxhall to Battersea Power Station, provides a green corridor filled with art installations, play areas, and tranquil spots for relaxation.

Residents of Nine Elms enjoy access to a plethora of cultural and recreational amenities. The area is home to the iconic Battersea Power Station, now a hub for shopping, dining, and entertainment. Art galleries, theatres, and music venues further enrich the cultural landscape. With the Thames Path on its doorstep, Nine Elms offers scenic walks, cycling routes, and water-based activities, making it a haven for outdoor enthusiasts.

In addition to its residential appeal, Nine Elms is becoming a significant business and innovation hub. The presence of the US Embassy and several multinational companies has attracted a dynamic professional community.





## SITUATION

Situated in the heart of the Nine Elms district, Embassy Gardens is a landmark, 15-acre London precinct developed by Ballymore Group, offering residents a unique blend of modern urban living and serene green spaces. This prestigious development is strategically located just a stone's throw away from the iconic River Thames, providing easy access to central London's cultural and business hubs.

The development is situated immediately adjacent to the U.S. Embassy which relocated from Mayfair to Nine Elms in 2018, adding to the area's prestige and global connectivity. It is the largest American embassy in Western Europe and the focal point for events relating to the United States held in the United Kingdom.

Embassy Gardens offers a diverse range of luxurious residences, from stylish studios to expansive three-bedroom apartments. Each home is designed with an emphasis on comfort and elegance, featuring:

- **OPEN-PLAN LIVING AREAS:** Spacious and light-filled, perfect for modern living and entertaining.
- **HIGH-SPECIFICATION KITCHENS:** Equipped with integrated appliances, sleek countertops, and bespoke cabinetry.
- **ELEGANT BATHROOMS:** Luxuriously appointed with designer fixtures, porcelain tiles, and rain showers.
- **FLOOR-TO-CEILING WINDOWS:** Offering stunning views and an abundance of natural light.
- **PRIVATE BALCONIES AND TERRACES:** Available in select units, providing outdoor spaces to relax and enjoy the scenery.

Embassy Gardens is synonymous with luxury and exclusivity, offering residents access to an array of world-class amenities:

- **SKY POOL:** Embassy Gardens residents and their guests have exclusive access to the world-famous Sky Pool. Suspended between two buildings 35 metres above street level, it is the world's first floating pool with stunning panoramic city views.
- **EG:LE CLUB:** Exclusive membership to the 'Eg:le Club'; one of London's best fitness, spa and relaxation offerings with state-of-the-art facilities.
- **PRIVATE CINEMA:** An intimate screening room for residents to enjoy movies in comfort and style.
- **BUSINESS LOUNGES:** Elegant spaces designed for work and meetings, equipped with Wi-Fi and catering to the needs of modern professionals.
- **24-HOUR CONCIERGE:** Providing personalized services to assist with daily needs and ensure a seamless living experience.
- **LANDSCAPED GARDENS:** Beautifully designed outdoor spaces for relaxation and socializing, including the Linear Park which stretches through Nine Elms.

For further information please visit [www.embassygardens.com](http://www.embassygardens.com).

## DESCRIPTION

The subject property is situated within The Modern building at Embassy Gardens. The Modern features 21 floors of light-filled contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Linear Park.

A spacious and excellently furnished two-bedroom apartment totalling 64.5 sq m



(694 sq ft) with private balcony, the property comprises an open plan kitchen, dining and living area, two double bedrooms (one with en-suite bathroom) plus a separate bathroom. Designed to the highest specification, the apartment boasts wood flooring and abundant natural light.

Key Features:

- 4th Floor
- En-suite to master bedroom
- Integrated kitchen
- Second bedroom currently used as a home office
- Private balcony with views of The Shard
- Fully Furnished
- EPC rating of B
- Council Tax Band E

## ACCOMMODATION

We understand that the property provides the following accommodation:

Kitchen / Dining Area & Living Room	25.13 ft x 12.49 ft
Bedroom 1	10.74 ft x 9.49 ft
Bedroom 2	9.85 ft x 7.54 ft
Balcony	72 sq ft

Internal Area **694 sq ft (64.5 sq m)**

A floor plan is available to download.

## TENURE

Leasehold for a term of 999 years from 1st January 2011.

## TENANCY

The property is let on an Assured Shorthold Tenancy (AST) for a term of 24 months from

27th July 2023, expiring on 26th July 2025 at a current rent of £45,600 per annum (£3,800 per month).

## SERVICE CHARGE

1st January 2024 to 1st June 2024	£3,254.05
1st July 2024 to 31st December 2024	£3,254.05

## SALE EVIDENCE

ADDRESS	DATE	PRICE	BEDS
B81, Ambassador Building, 5 New Union Square	JUNE 2024	£1,230,000	2
F27 Legacy Building, Embassy Gardens	MAY 2024	£1,295,000	2
A194, Legacy Building, Embassy Gardens	MAY 2024	£1,160,900	2
D171, Legacy Building, Embassy Gardens	MAY 2024	£1,143,900	2

## VAT

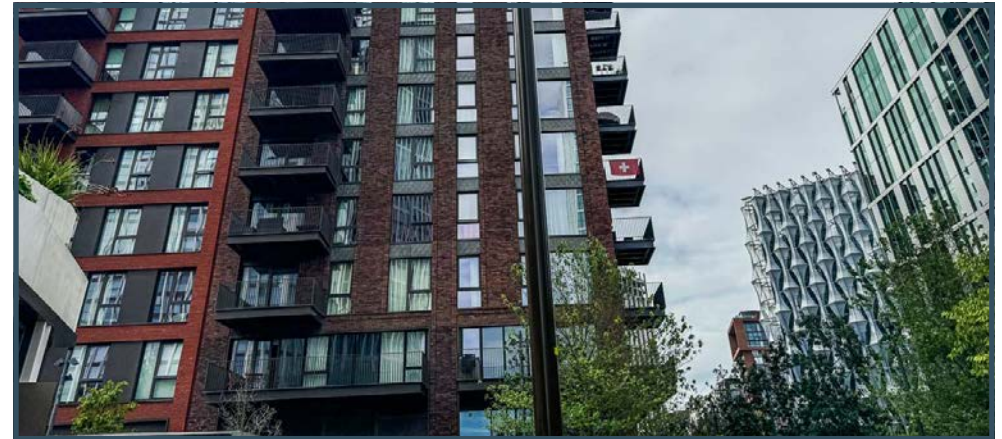
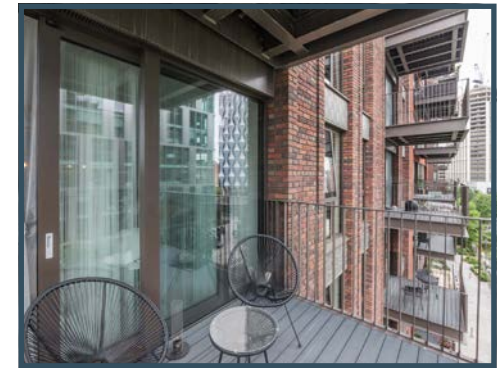
VAT is not applicable.

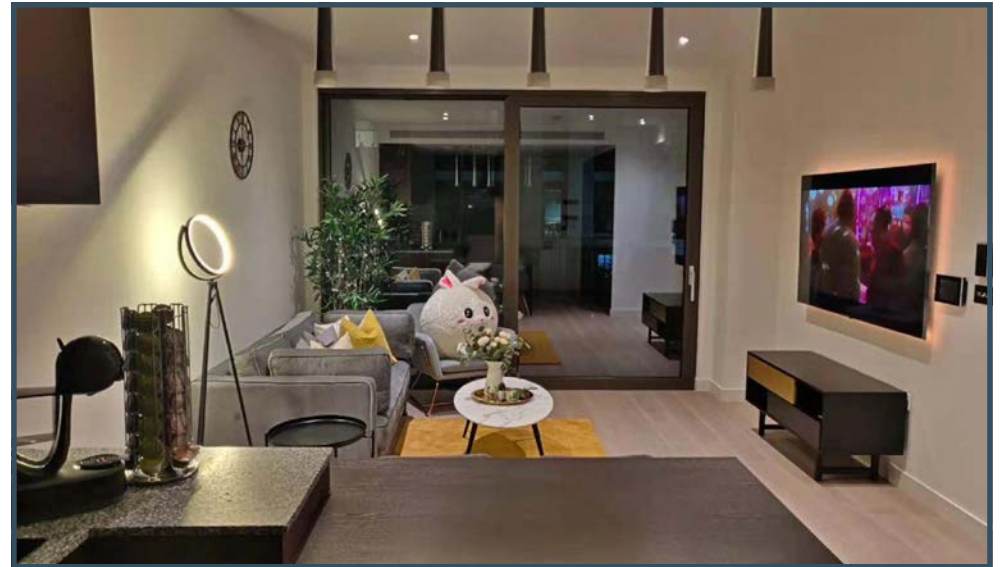
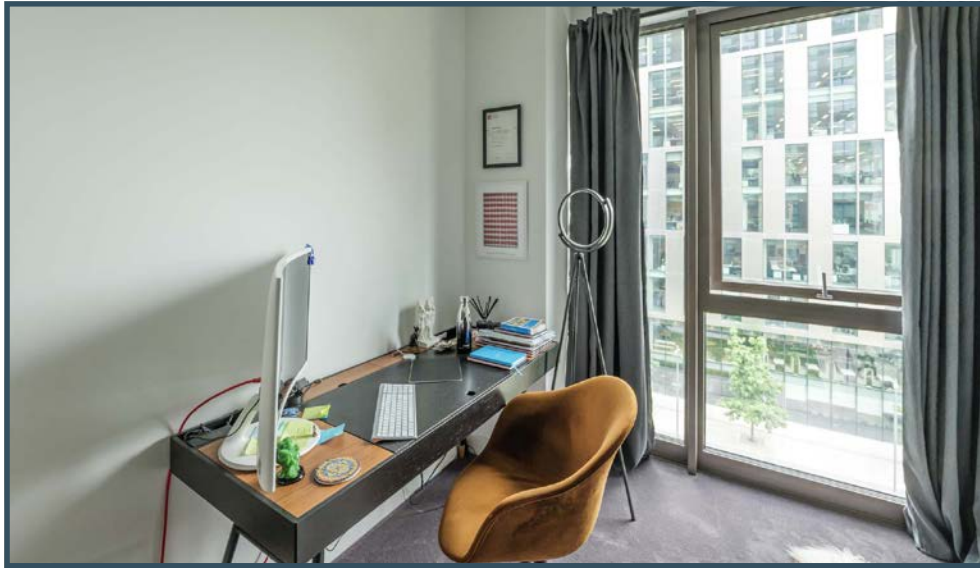
## PROPOSAL

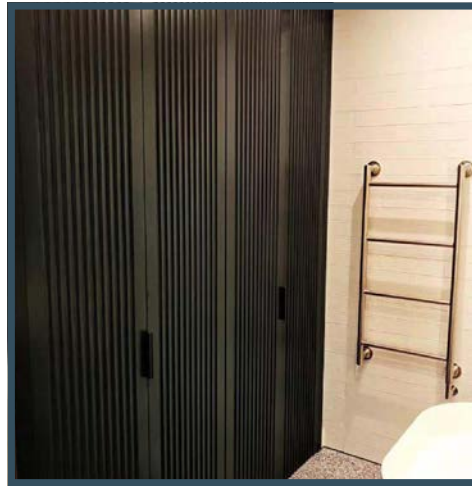
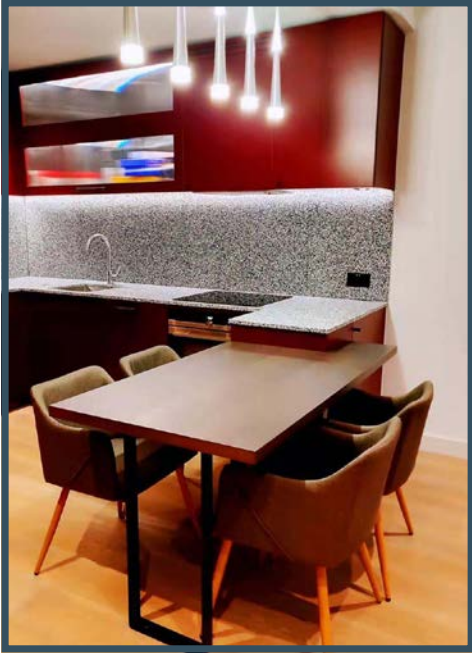
We are instructed to seek a figure in excess of £875,000, subject to contract.

Please note that a purchaser will be re-charged the cost of the searches (£500.00 + VAT) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the purchase price plus VAT.







## ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

 VIDEO AVAILABLE

## INVESTMENT CONSIDERATIONS

1. An opportunity to acquire a Central London residential investment;
2. The property forms part of the prestigious Embassy Gardens development;
3. Stylish, contemporary two-bedroom apartment with private balcony;
4. Fully furnished;
5. Let on an AST producing £45,600 per annum;
6. The property is being offered at a discount to the vacant possession value.

## VIEWING AND FURTHER INFORMATION

### Graham Waddell

Johnston Waddell  
77 St Vincent Street  
Glasgow  
G2 5TF

0141 221 4545  
graham@johnstonwaddell.co.uk

[johnstonwaddell.co.uk](http://johnstonwaddell.co.uk)

### Dale Henry

Singer Vielle  
020 7935 7200  
dale@singervielle.co.uk

[singervielle.com](http://singervielle.com)

 **Singer  
Vielle**

