

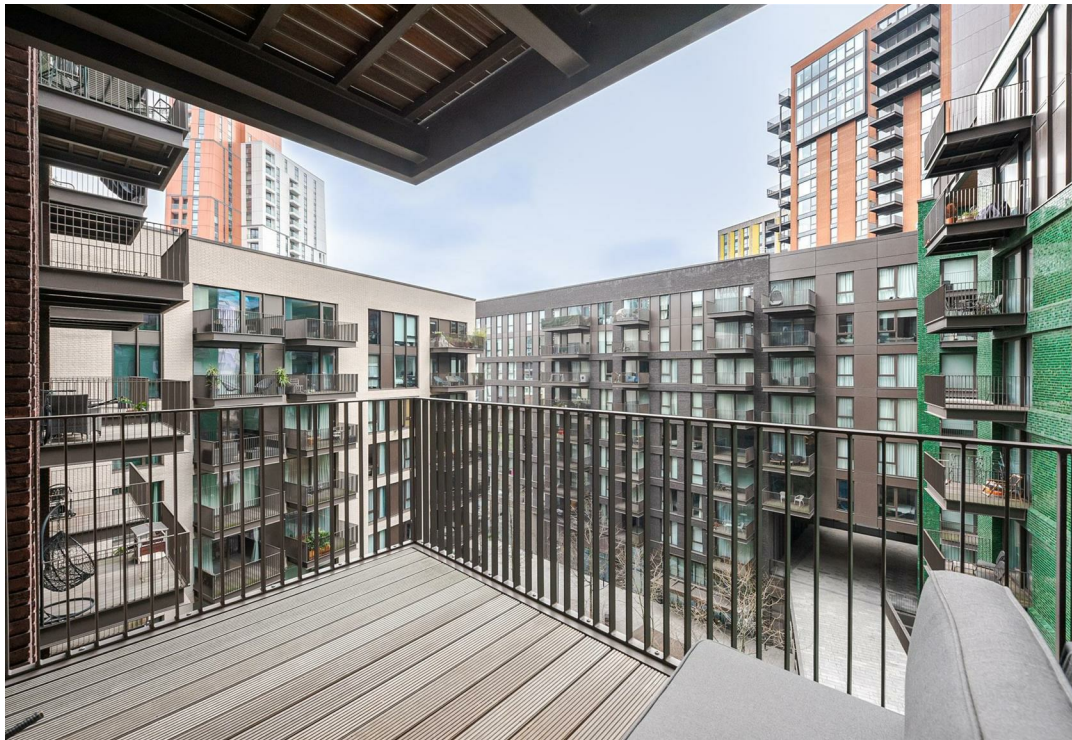


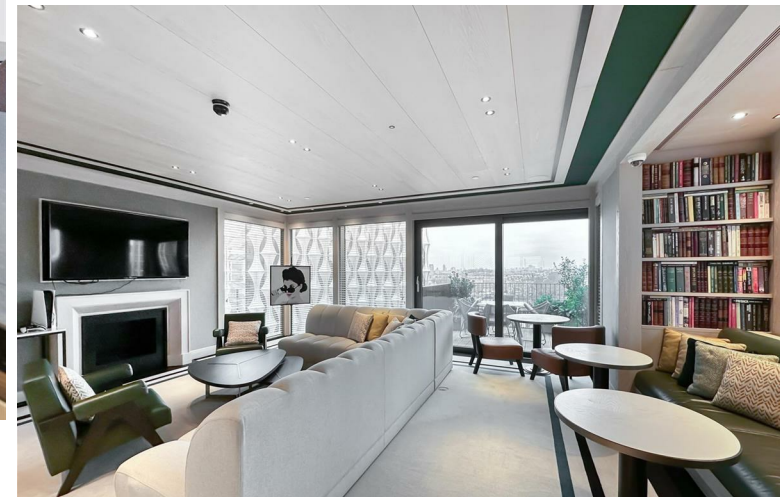
SPECTACULAR SKY SWIMMING POOL AMONGST A WEALTH OF OTHER RESIDENT AMENITIES

A beautiful, spacious and immaculate apartment on the 6th floor with a large private balcony/terrace and all within a dedicated purpose built landmark residential development, created by experts with every need and want in mind, anticipated by leading architects and designers for supreme 21st century living.

This incredible building in an amazing location with easy access to all of central London and with arguably 5 star level hotel type facilities. Located in the heart of Nine Elms this luxury apartment building goes far beyond expectations with everything close at hand. A standout feature includes a one of a kind Sky Pool c. 35 m above ground with sun lounging roof deck, conservatory and bar. The development is replete with offerings affording every convenience for residents including 24 hour concierge, library lounge, business centre, dry cleaning, 2 gyms as well as an indoor swimming pool.

Outside and close by to the residence there is a Waitrose by the to US Embassy, District Coffee Nine Elms (that offers food by day, casual bar by evening focused on natural wine and classic cocktails), a high end restaurant Darby's (offers breakfast, lunch, dinner, oyster bar, open grill and bakery) and Alchemist cocktail bar (offers outdoor seating, cocktails and live performances alongside an all day menu). The Battersea Power Station development is also close by offering further retail offerings.



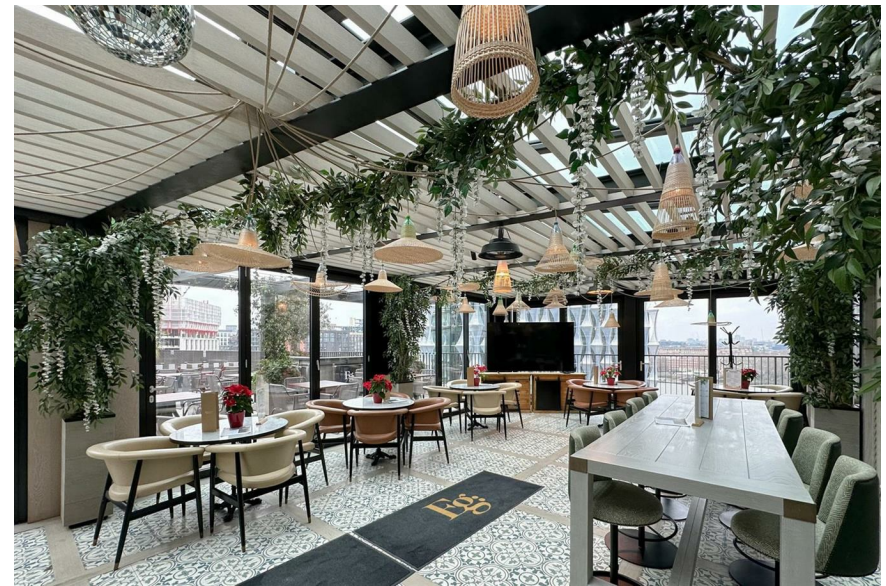


ACCOMMODATION

Luxurious Entrance Hall to Building with Concierge: Lift to 6th Floor: Entrance Hall with Cupboards: Large Contemporary Living Cooking & Dining Experience with Glass Doors to Balcony for Alfresco Breakfast Lunches and Dinners: Double Bedroom with Sliding Door Wardrobe Wall: Beautiful Shower Room with Dual Sink

LOCATION

Situated on the south side of the river opposite Chelsea, Pimlico and Westminster St James and within close proximity of the new Nine Elms (Northern line) & Vauxhall Station (Victoria line). Easy access to transport hubs is afforded by the outstanding transport connections to the airports of London as well as the international rail hubs of St Pancras, Kings Cross and Victoria. The River Boat & Nine Elms footbridge is close by for walking and cycling of the South Bank area with Tate Britain on the Pimlico side. Also close by is the c. 200 acre Battersea Park and Power Station. The anchor resident of Embassy Gardens being the US Embassy.



CALL/EMAIL NOW TO ENQUIRE FURTHER/MAKE AN APPOINTMENT TO VISIT

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom Mobile

Checker

Broadband speed: Please check Ofcom Broadband

Checker

Parking Arrangements: tbc

Terms

Price: £850,000

Tenure: Long Leasehold

Lease Length: 986 years approx. tbc.

Service Charge: £5,997 per annum approx. tbc

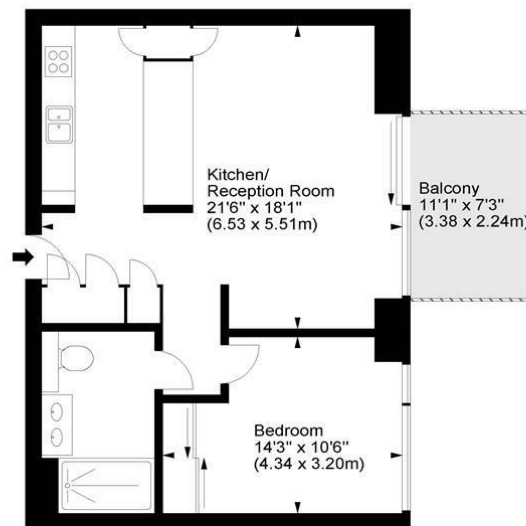
Ground Rent: £500 per annum subject to reviews tbc

Local Authority: Royal Borough of Wandsworth

Council Tax Band: E

Legacy Building, SW11

Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M



Sixth Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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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	

FEATURES

- Exclusive Luxury Residential Development of Nine Elms close to the River Thames and Chelsea
- 6th Floor with Lift & 24/7 Concierge
- A Spectacular Floating 25 m Sky Swimming Pool as well as Indoor Swimming Pool
- Roof Top Orangery, Sky Deck, Bar, Private Cinema and x2 Gyms
- West Facing with Large Private Balcony and c. 2.64 m Ceiling Heights
- Contemporary Breakfast Bar Design & Overlooks Ravine Gardens
- Green Spaces, Art Trails, Restaurants, Cafes and Shops Around the Precinct
- Excellent Connections for London Airports & International Trains
- A Complete Experience Offering in Central London
- Within 5 mins of Nine Elms Tube (Nothern Line) & 10 mins Vauxhall Station (Victoria Line)



0207 370 4343

[https://www.white-](https://www.white-estates.co.uk)

[sk@white-estates.co.uk](https://www.white-estates.co.uk)

176 Old Brompton Road, London, SW5 0BA