

Ambassador Building, New Union Square London SW11



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A spacious and contemporary one bedroom apartment with fabulous views of the River Thames.

Embassy Gardens is located at the centre of Nine Elms with fantastic transport links conveniently located close by. Vauxhall Station is 0.7 miles away for the Victoria line and overground lines, and both Nine Elms and Battersea Power Station underground stations are 0.4 miles away for the new addition of the Northern line. Located on the banks of the Thames, the property is ideally situated close to the shops, cafes and restaurants at the recently developed Battersea Power Station, and a selection of cafes, restaurants in Embassy Gardens.



Asking price: £725,000

Tenure: Leasehold: approximately 984 years remaining

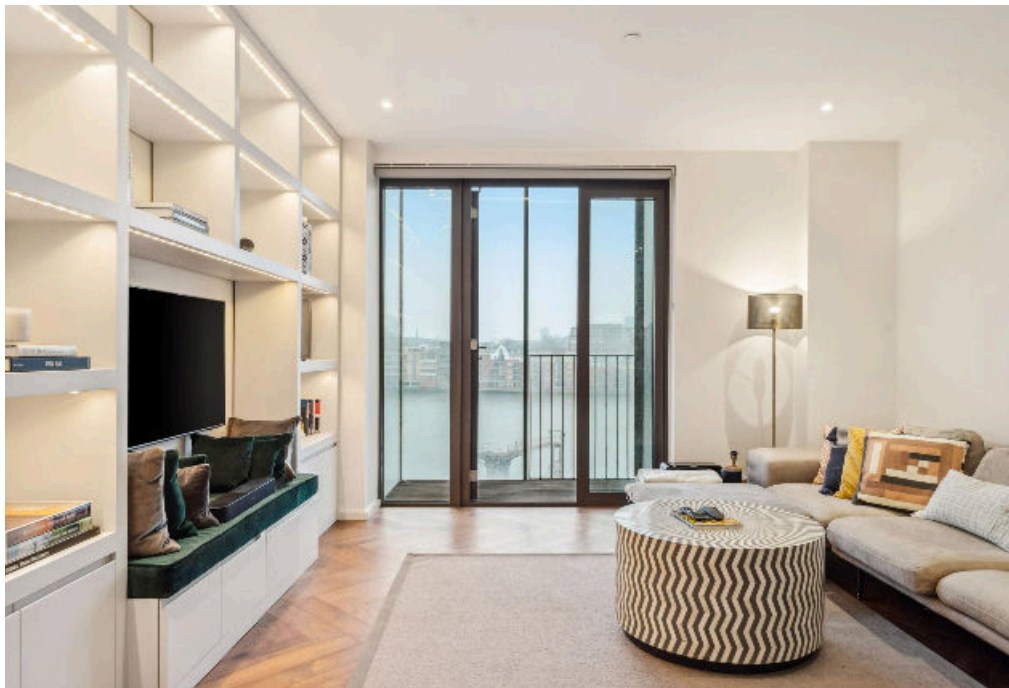
Service charge: £6,083.32 per annum, reviewed annually, next review due 2025

Ground rent: £500 per annum, reviewed annually, next review due 2025

Local authority: Wandsworth

Council tax band: F





This stunning apartment is arranged over the fifth floor of a sought-after residential development in Embassy Gardens.

The property comprises a large open-plan kitchen reception room with a balcony leading off to provide incredible views of the river, there is a good-sized bedroom which would fit a super-king sized bed and also has river views, and an elegant bathroom. There is an abundance of built-in wardrobes in both the bedroom and the bathroom, and extra storage located in the kitchen.

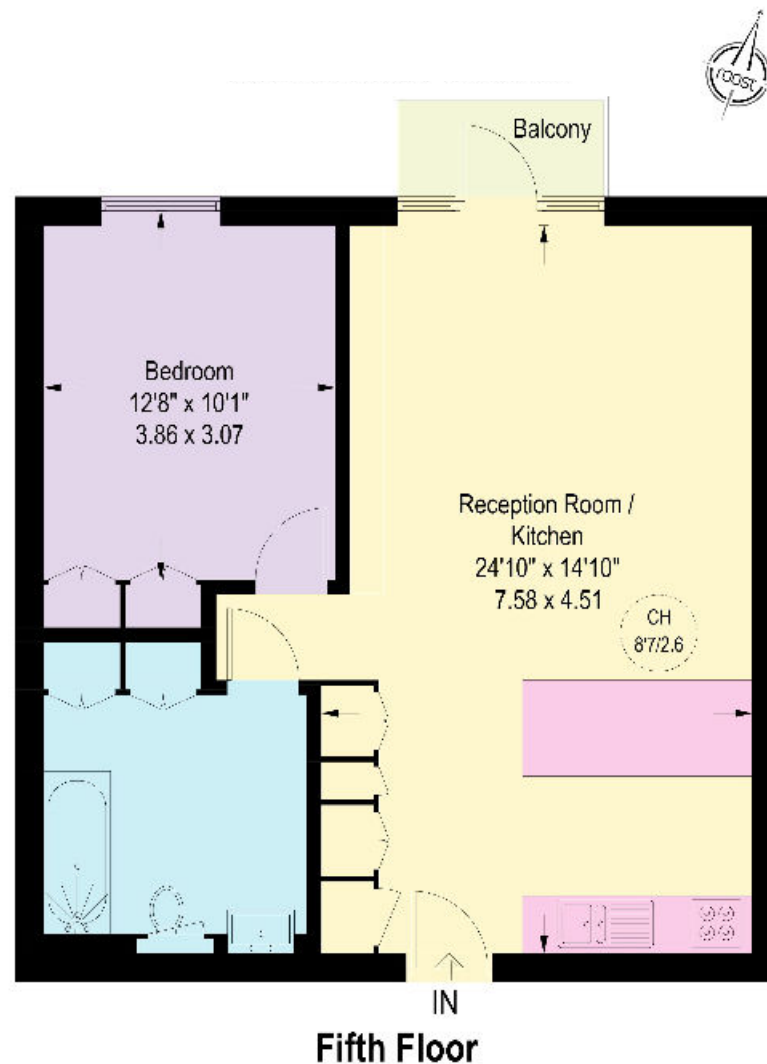
As you enter the main entrance and concierge of Ambassador House you instantly get a sense of luxury. Residents of this building benefit from having access to the onsite amenities, including a residents lounge and cinema room, a state of the art gym, an indoor swimming pool, the iconic sky pool, and 24-hour concierge service.



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Approximate Gross Internal Area
56.9 sq m / 612 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Additional information

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

Knight Frank

Battersea

346 Queenstown Road

London

SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sarah Gerrett

020 3866 2924

sarah.gerrett@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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