

## New Union Square London

**£800 Per Week**

A beautifully presented one bedroom apartment arranged over a high floor of the Capital Building, situated in the sought after Embassy Gardens development. The property features a double bedroom, bathroom open plan kitchen living/kitchen area and a private balcony.

Residents of this sought after location can enjoy the wonderful amenities including the incredible Sky Pool, Sky Deck and Orangery, as well as on site gym, indoor pool, cinema and private residents club and lounge.

Located in the heart of the Nine Elms regeneration area, residents will also benefit from excellent public transports links.

Council Tax Band: Wandsworth - E  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £800 (1 weeks rent, subject to agreed offer)

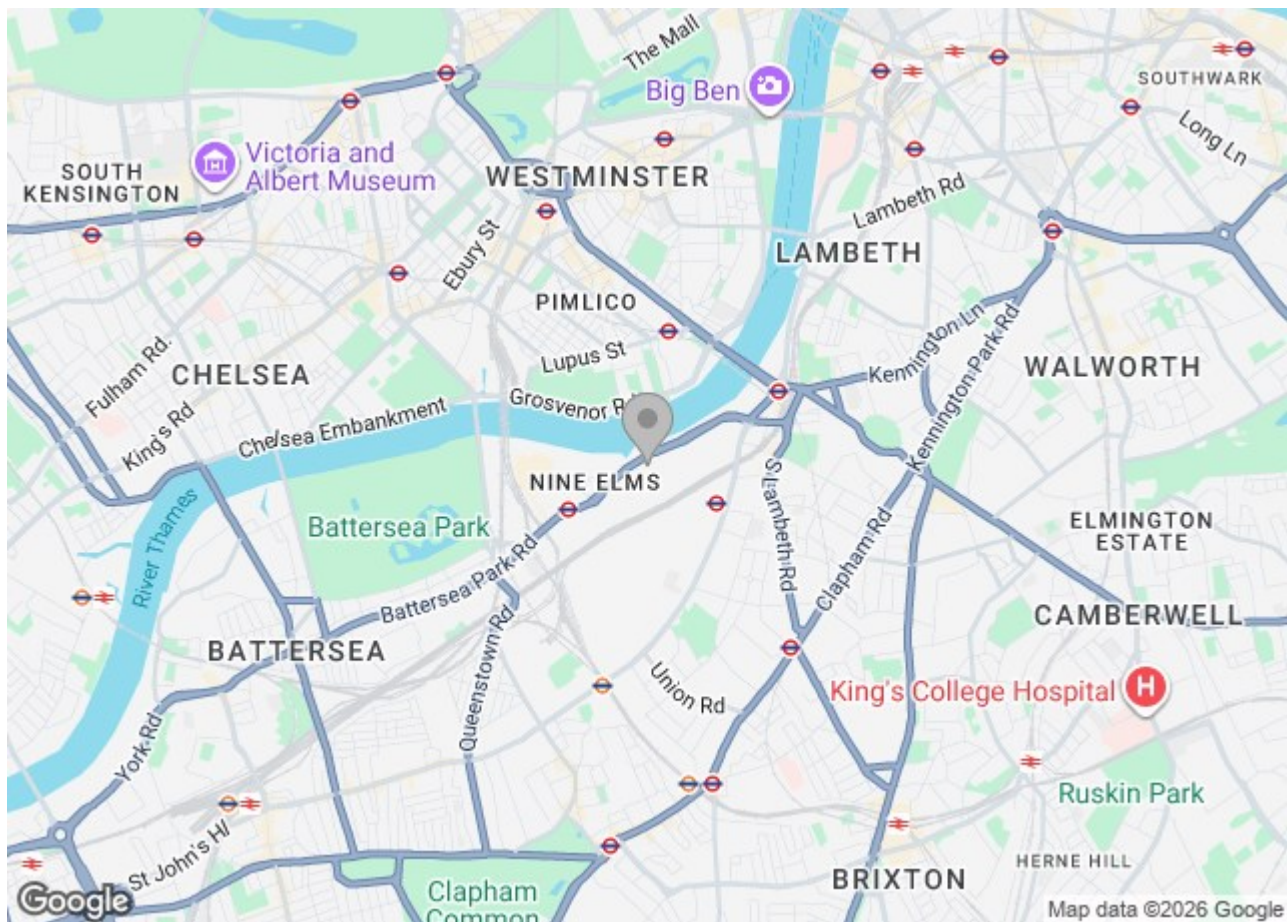
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

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

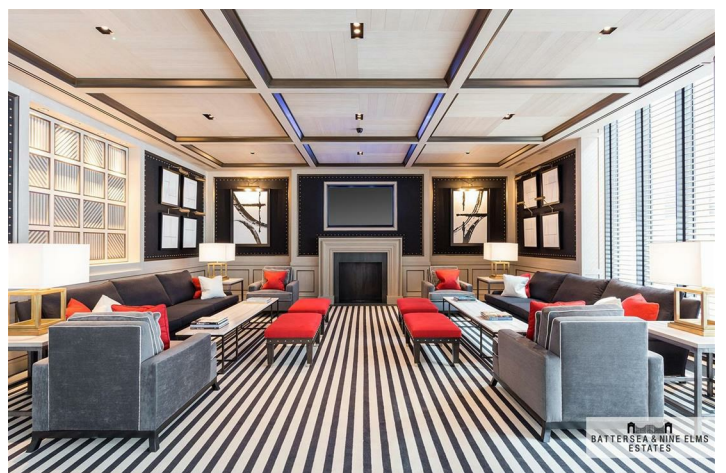
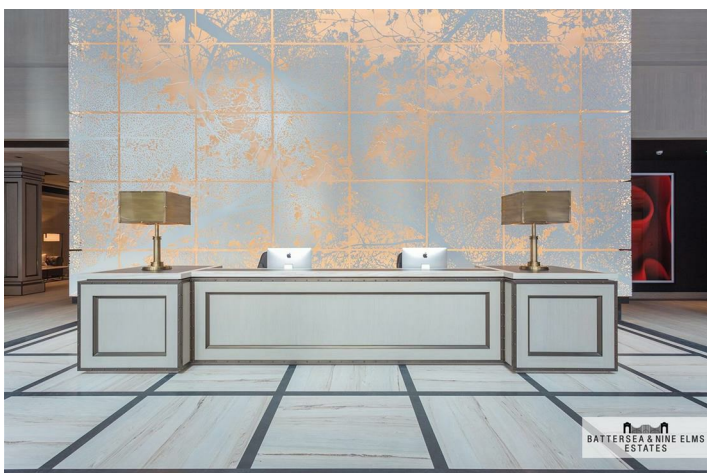
# New Union Square London



- One double bedroom
- Comfort cooling
- Residents gym, indoor pool, cinema suite and meeting rooms
- Luxury bathroom
- 24 Hour concierge
- Excellent transport links
- Private balcony
- Sky pool and orangery
- \*Photos are of a very similar property\*

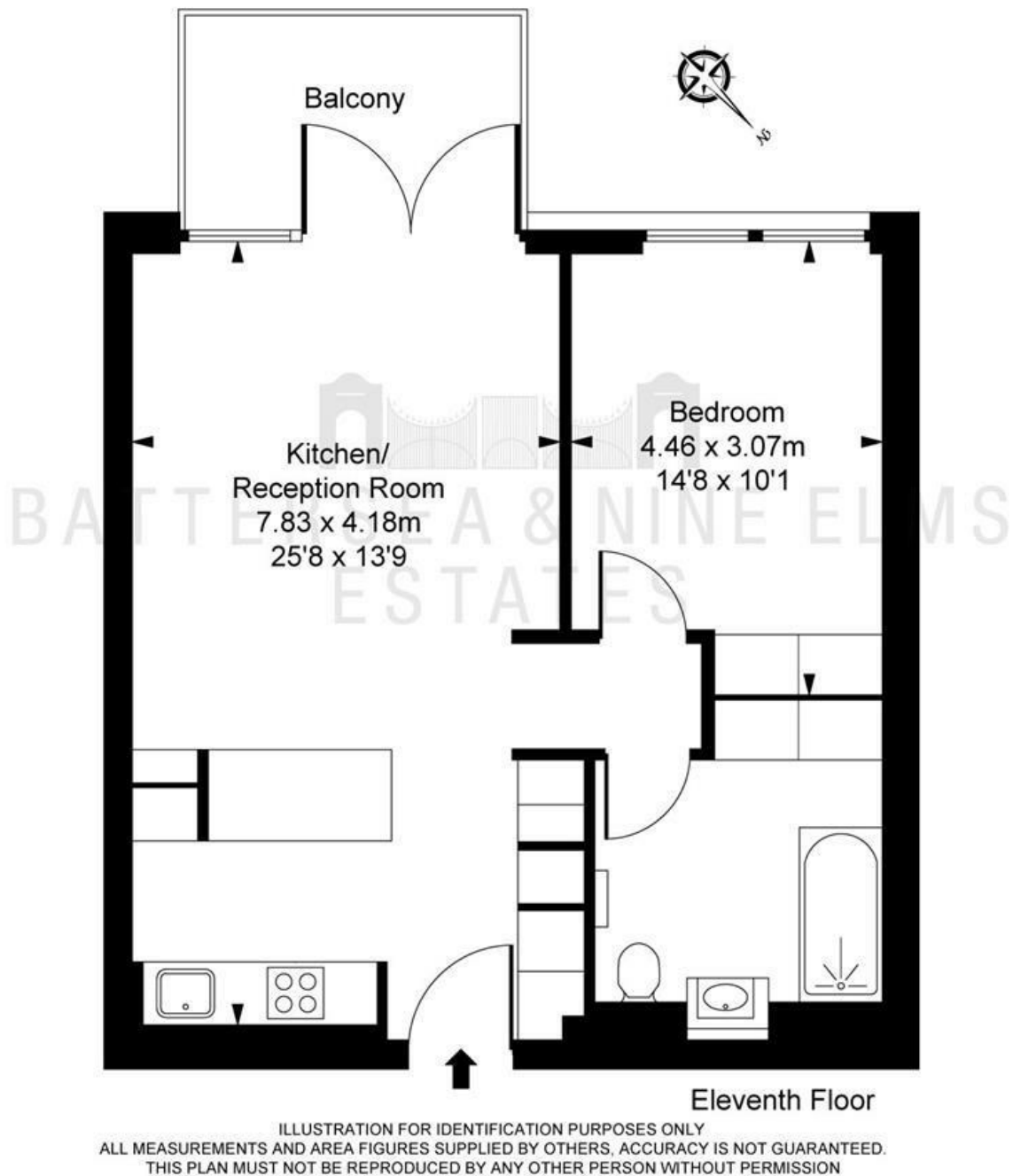








Capital Building,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
57.30 sq m / 617 sq ft



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |