



Ambassador Building, Embassy Gardens

£775,000

Welcome to this modern apartment located in the prestigious Ambassador Building at Embassy Gardens. Spanning an impressive 806 square feet, this property offers a perfect blend of contemporary living and comfort.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The well-designed layout ensures that every inch of space is utilised effectively, making it feel both roomy and cosy.

The apartment features a generously sized bedroom, providing a peaceful retreat at the end of the day. The bathroom is stylishly appointed, offering a modern finish that complements the overall aesthetic of the home.

Living in Embassy Gardens means you are part of a vibrant community, with an array of amenities and green spaces nearby. This location is not only convenient but also offers a unique lifestyle, with easy access to transport links and local attractions.

This property is perfect for individuals or couples seeking a modern living space in a sought-after area. Don't miss the opportunity to make this delightful apartment your new home.

Approx. 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: F (Wandsworth Council)

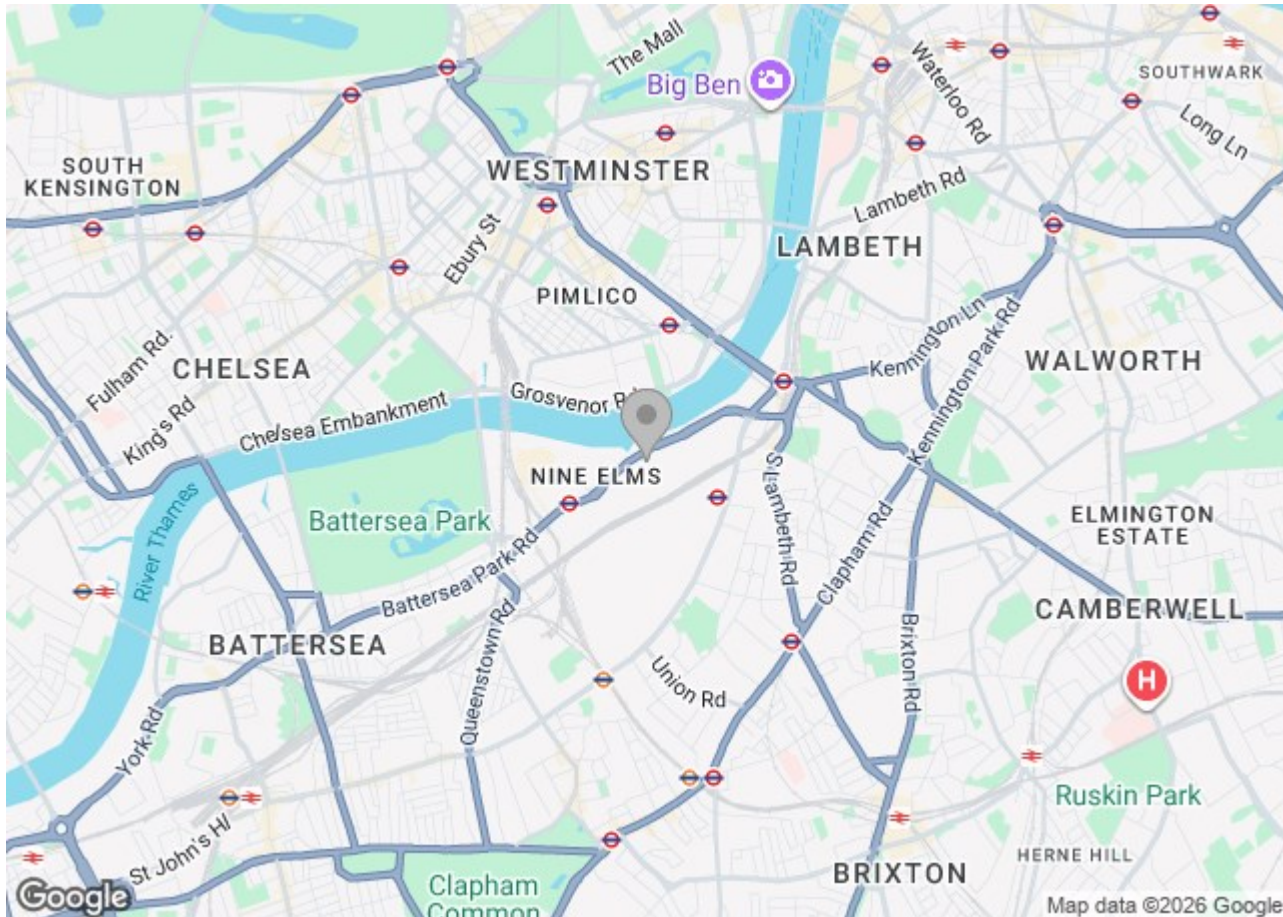
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking no | Cladding: EWS1 Certificate available

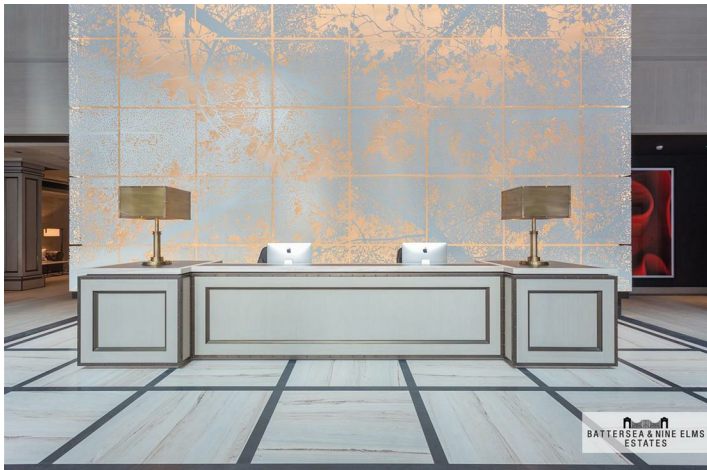
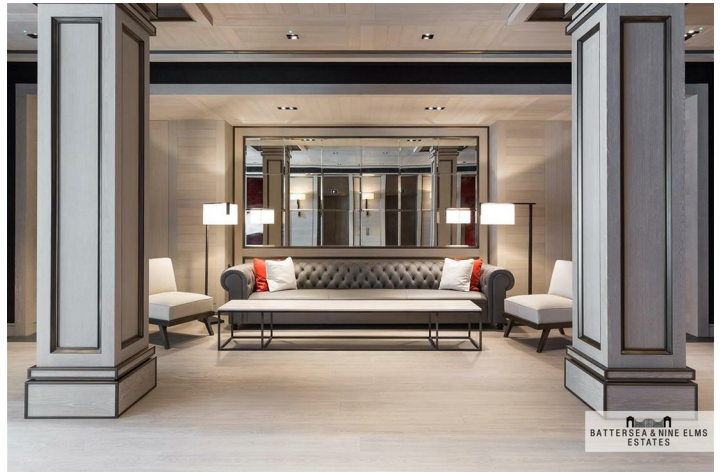
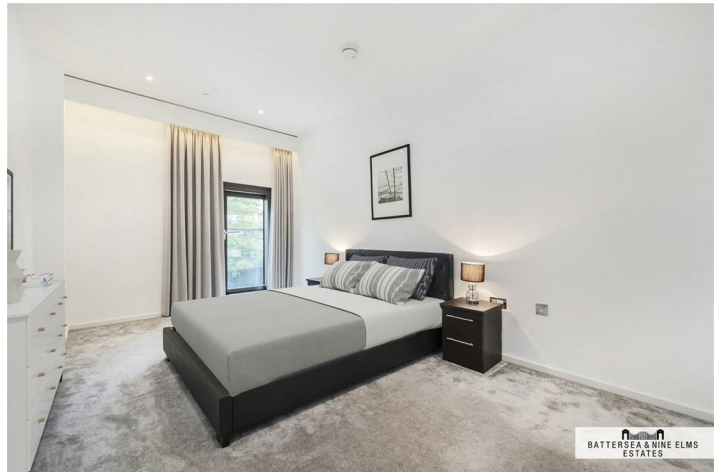
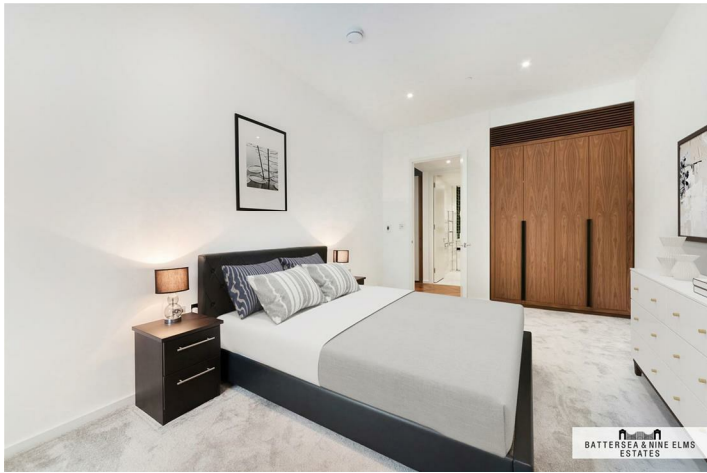
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

5 New Union Square London



- Sky pool and sky deck
- Gym and indoor pool
- Residents cinema and library
- 24 hour concierge
- One bedroom
- One bathroom





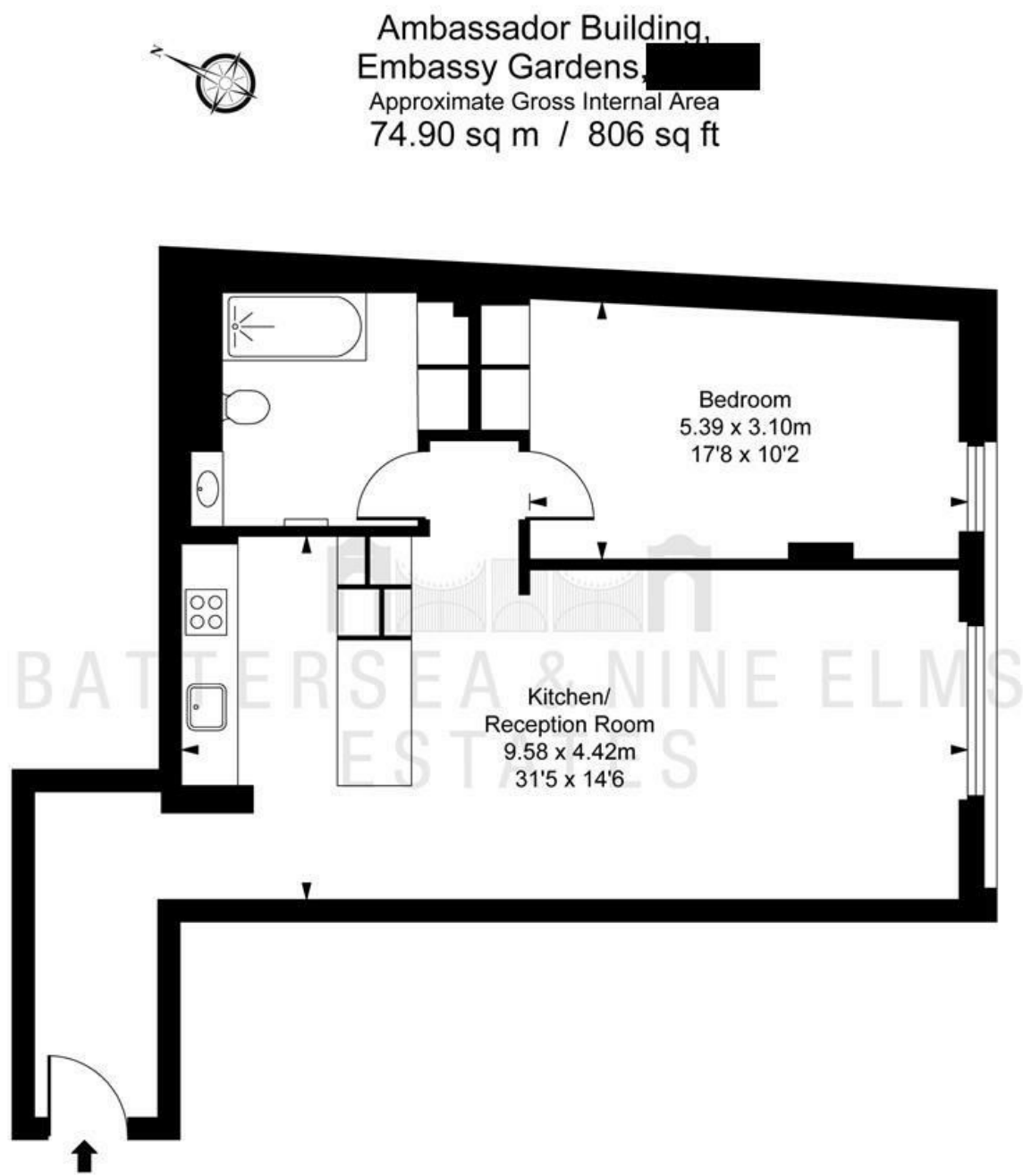


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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B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