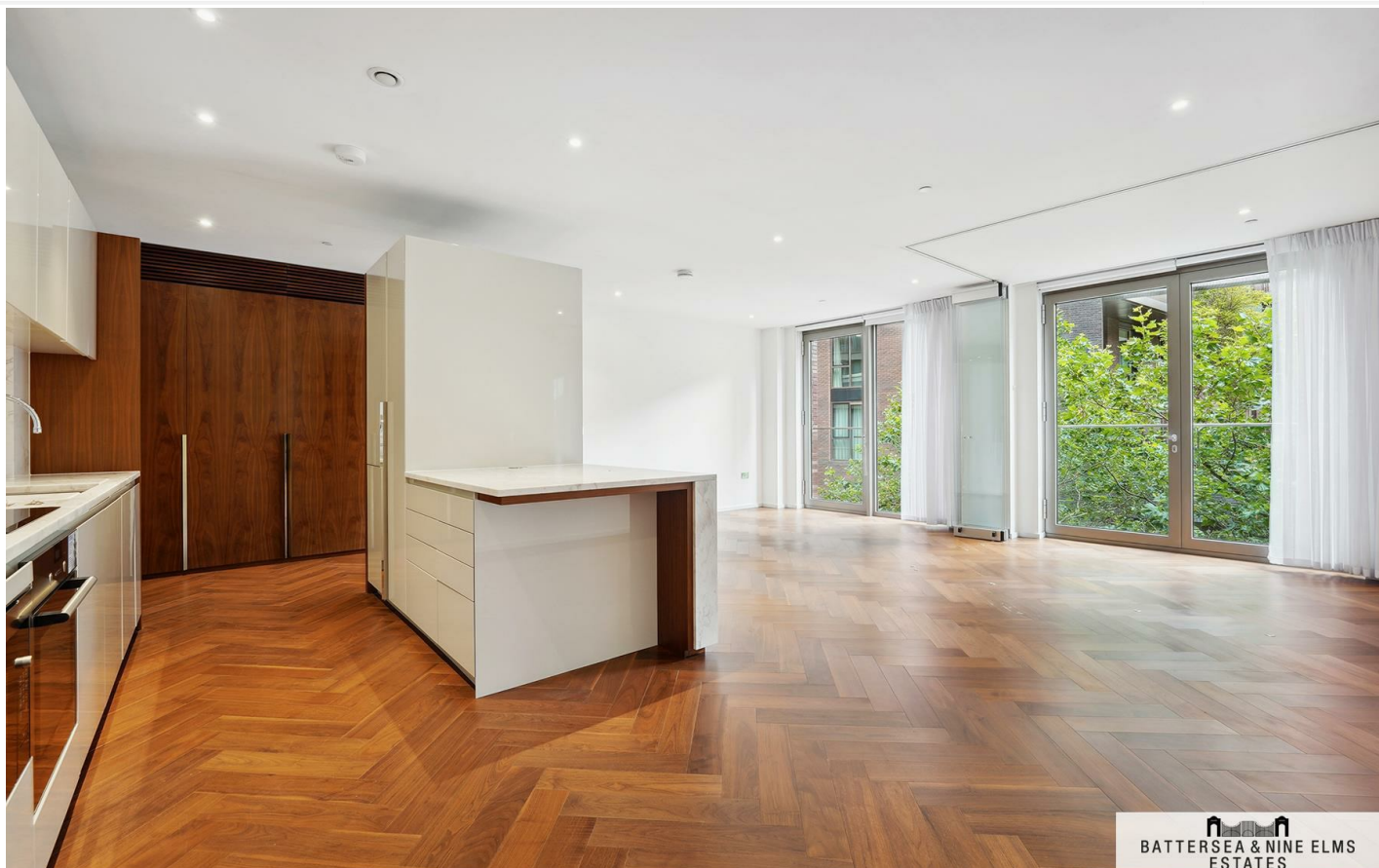




New Union Square London

£1,000 Per Week

A stunning two bedroom apartment situated within the luxurious Capital Building, Embassy Gardens is a fantastic development situated in the heart of the Nine Elms regeneration area and located only a stone's throw away from the US embassy.

This beautiful property comprises of two double bedrooms, one en suite bathroom, a family bathroom and WC, an open plan kitchen and a large spacious living room. Finished to the highest standard the property incorporates walnut parquet style flooring, 'silk feel' carpeting and fully integrated appliances.

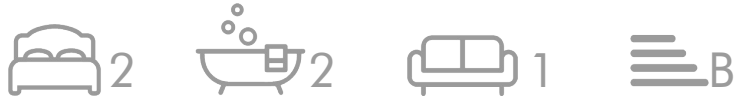
Residents will benefit from excellent public transports links and outstanding communal facilities including 24 hour concierge, fitness centre, sky pool and residents library.

Council Tax Band: Wandsworth - G
Change of contract fee: £50 including VAT
Lift access
Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

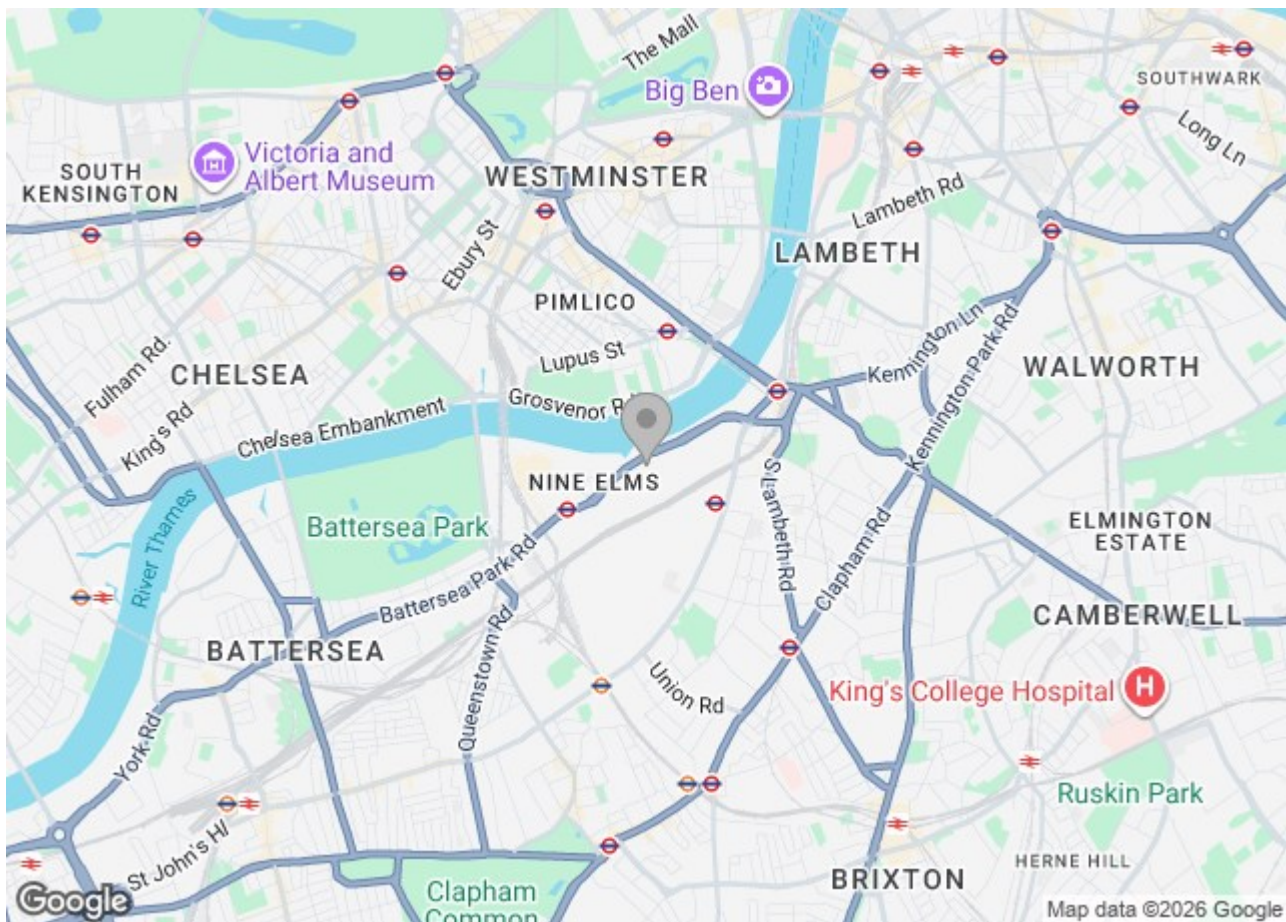
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet - Fibre

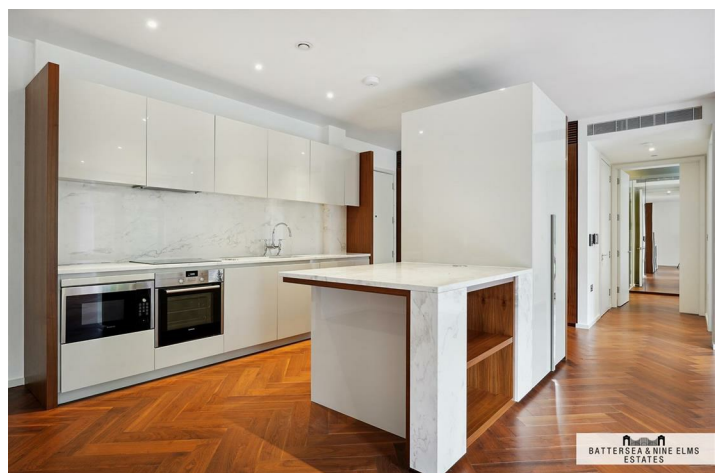
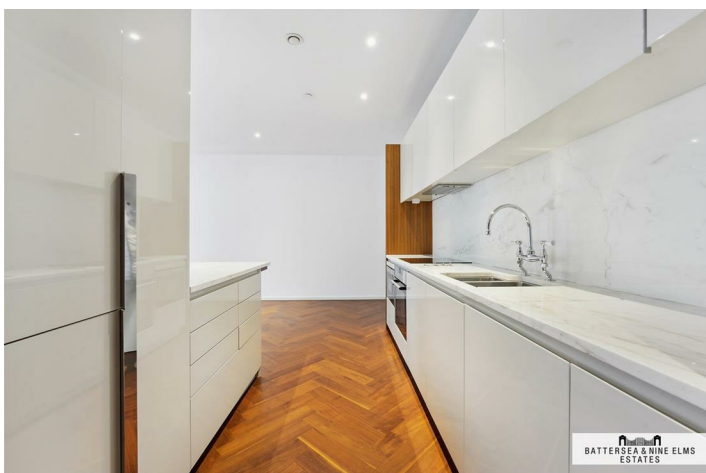
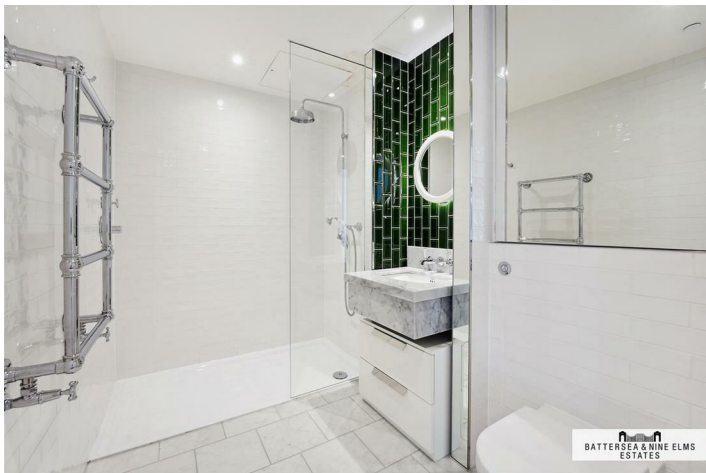
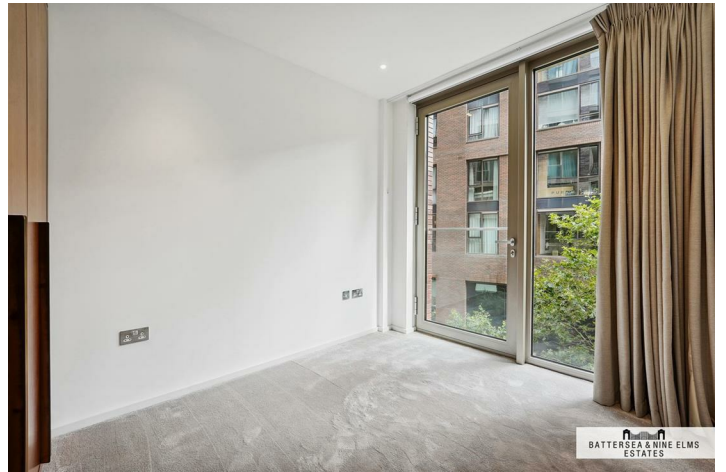
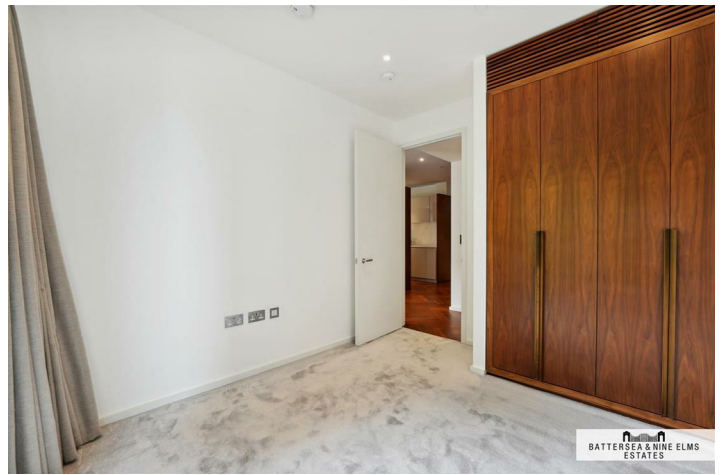
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

New Union Square London



- Two bedrooms
- Excellent transport links
- Residents cinema and meetings rooms
- Two bathrooms (one en - suite)
- Gymnasium, indoor pool and spa
- 24 hour concierge
- Sky pool and orangery





Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
93.00 sq m / 1,001 sq ft

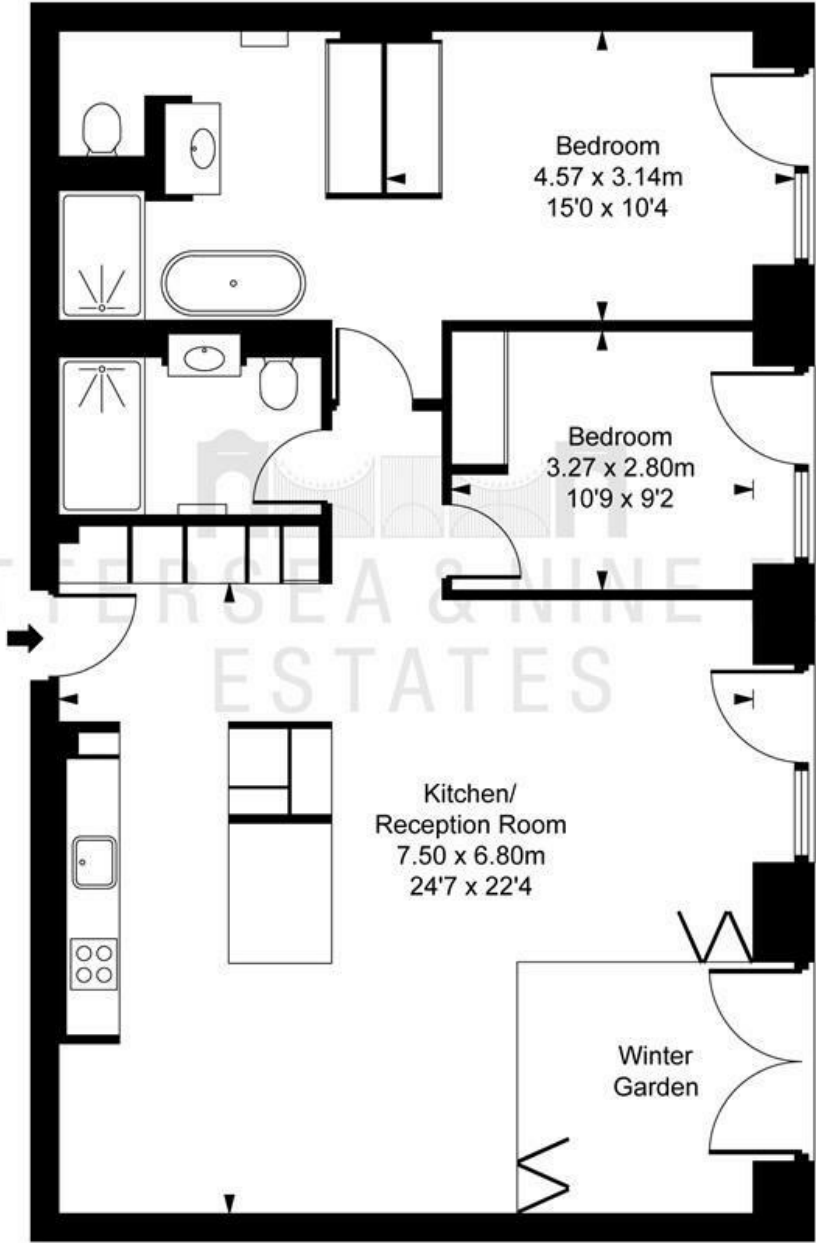


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

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	