

8 New Union Square London

£1,000 Per Week

Luxurious two bedroom apartment is set within the Embassy Gardens and offers an abundance of natural light throughout. Residents will benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library.

The apartment boasts two spacious double bedrooms, two modern bathrooms, a generous open-plan reception area with a fully fitted kitchen, and a delightful winter garden.

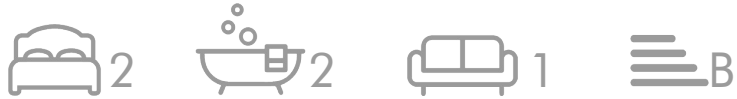
Photos have been digitally staged for marketing purposes

Council Tax Band: Wandsworth - G
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

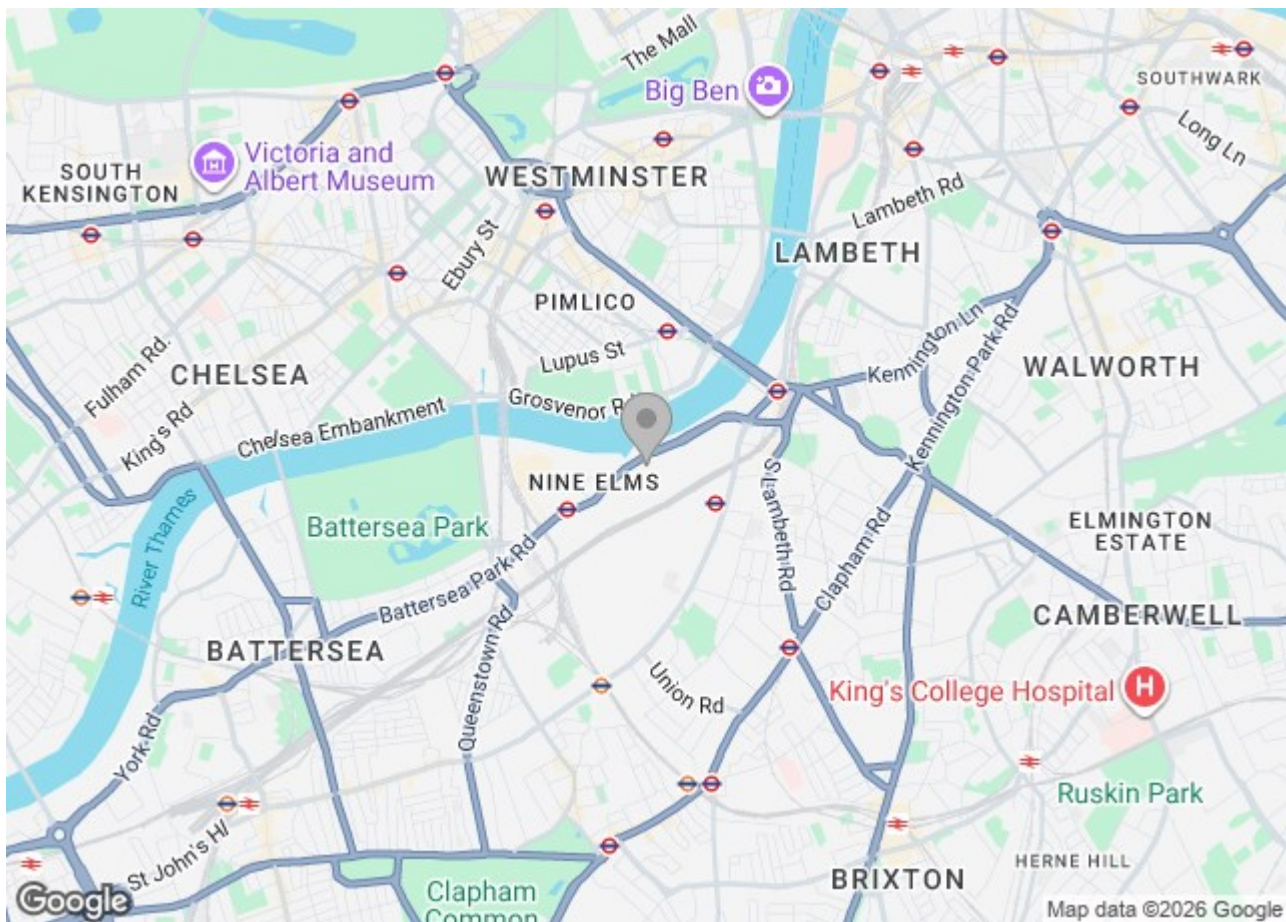
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fibre

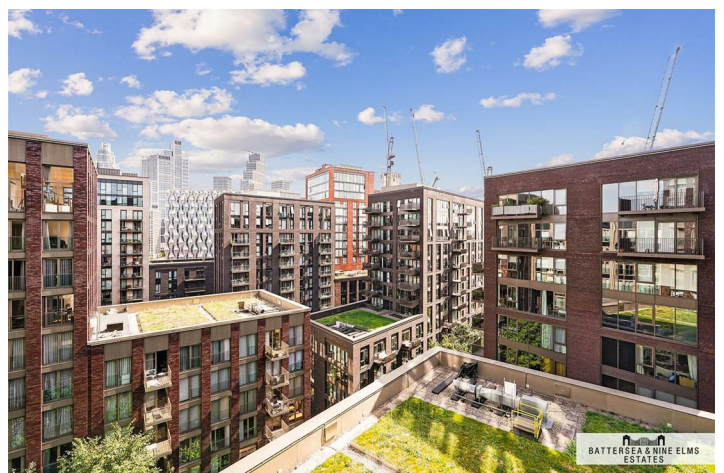
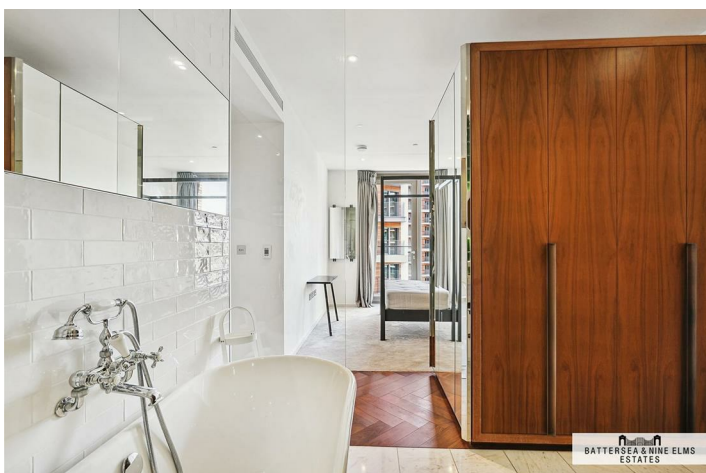
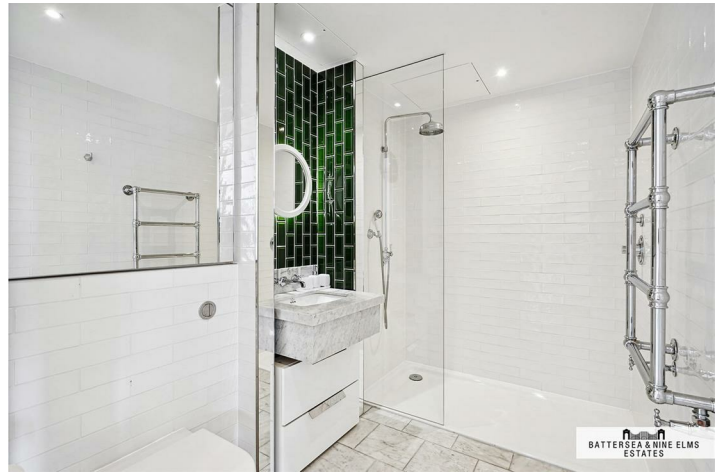
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website: Planning & Building Control

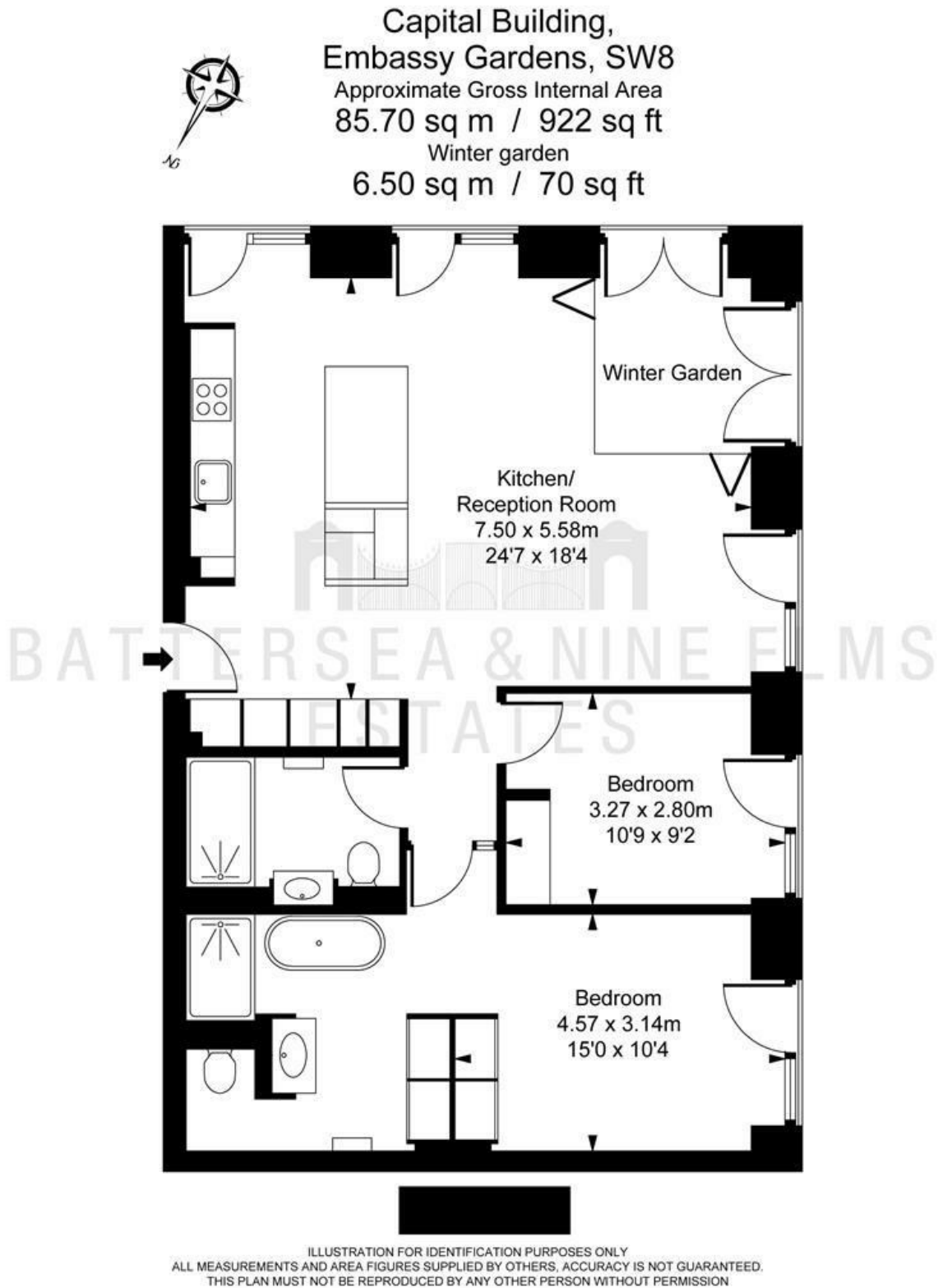
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- 2 Bedrooms
- 2 Bathrooms
- 1 - En-suite
- 24 Hour concierge
- Sky Pool and Sky Deck
- Gymnasium
- Residents cinema suite
- *Photos have been digitally staged for marketing purposes*







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 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	