



Ambassador Building, Embassy Gardens Asking Price £885,000

A superb two bedroom, two bathroom apartment situated in the sought after Embassy Gardens development. Offering parquet style floors and large windows, the property has been designed to maximise light and space. High specification appliances include a combination washer/dryer, dishwasher and wine cooler.

Located in the heart of the Nine Elms regeneration area residents will benefit from excellent public transport links and outstanding communal facilities, including a fitness centre, gym, private cinema and residents library.

The property also benefits from the right to park.

Approximately 986 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: G (Wandsworth)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking Included | Cladding: EWS1 Certificate available

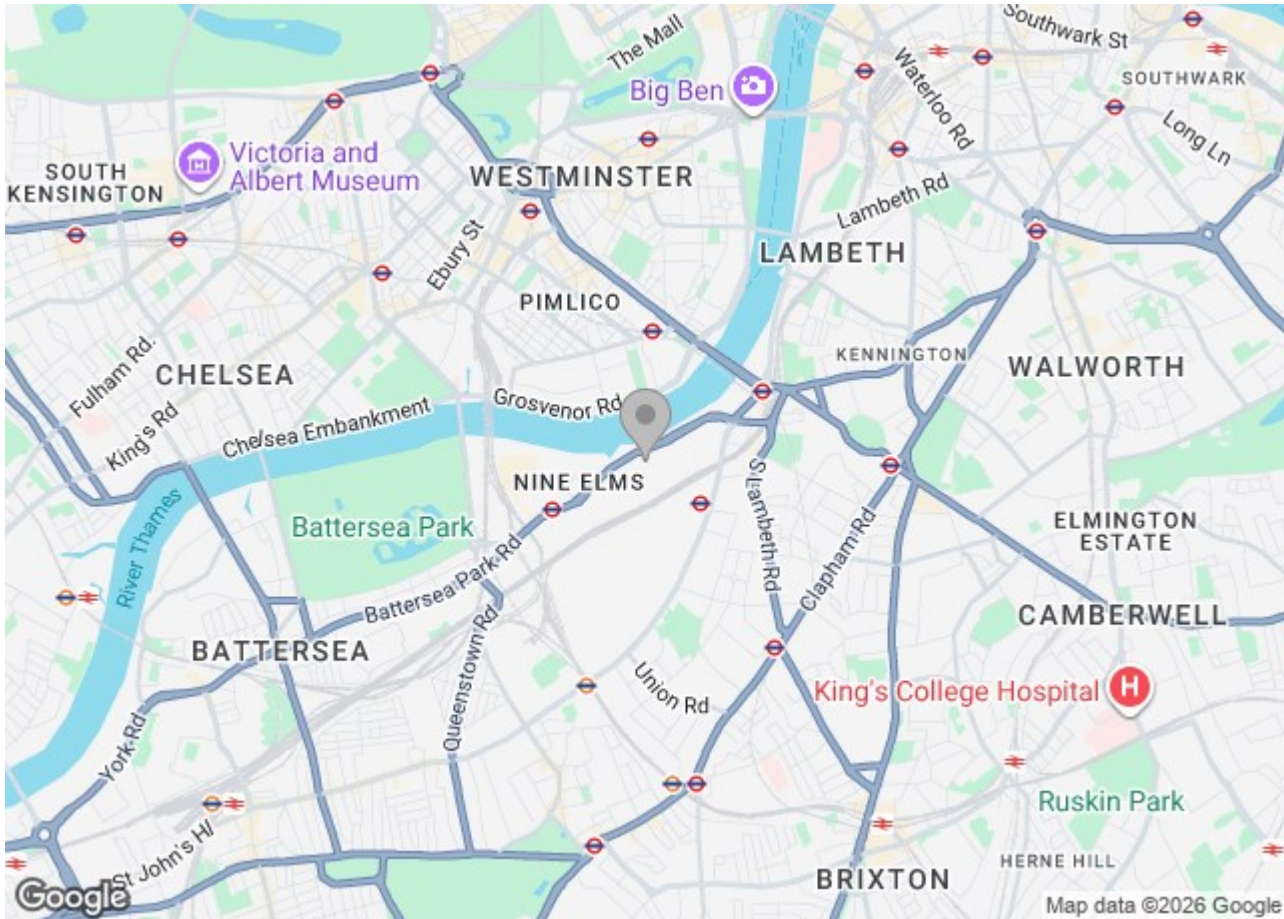
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

5 Union Square London



- Two double bedrooms
- Two bathrooms
- 24 hour concierge
- Swimming pool
- Gym
- Residents lounge & meeting room
- Residents cinema suite
- Right to park





Ambassador Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
97.70 sq m / 1,052 sq ft

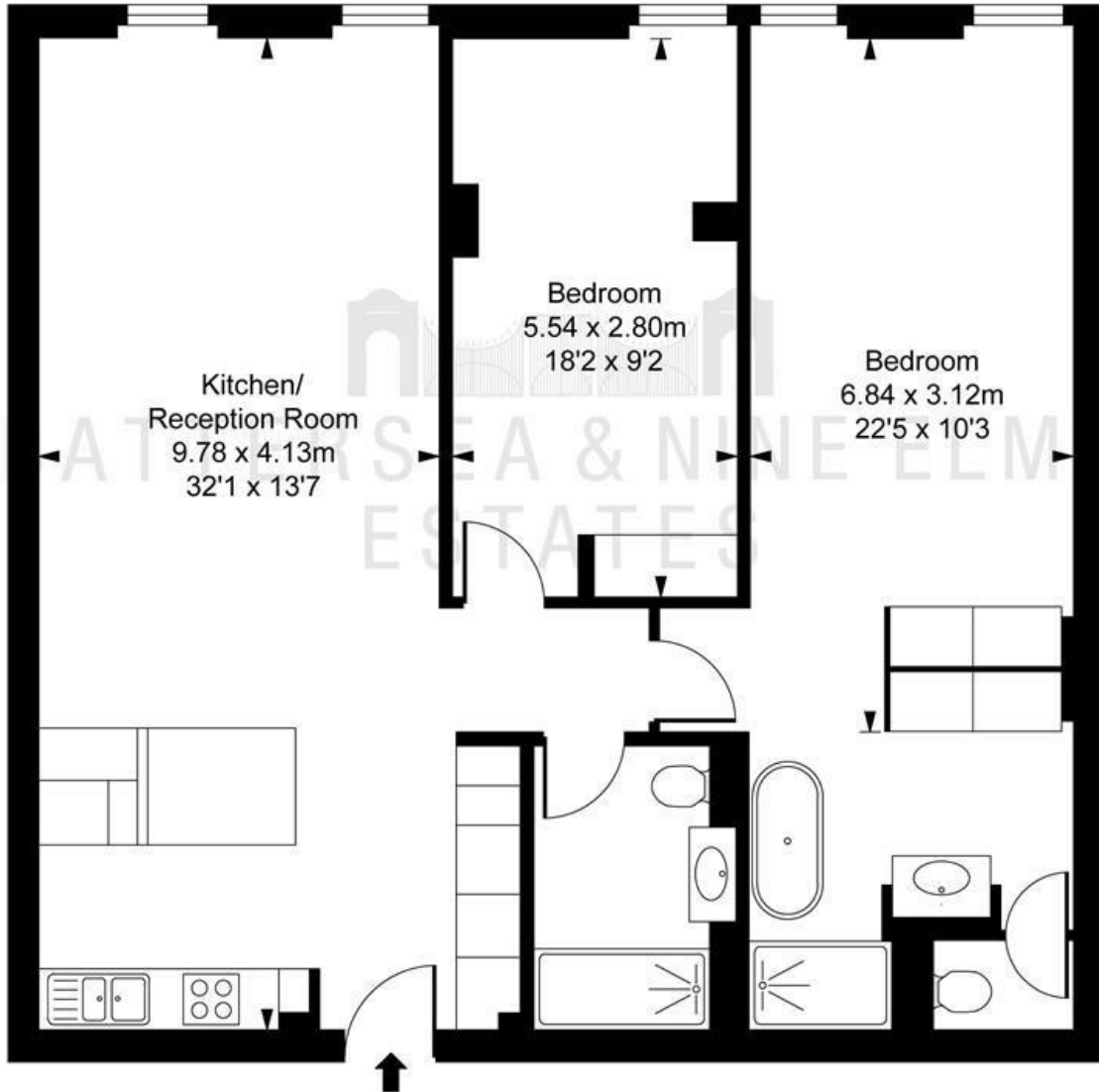


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	86	86