



## Capital Building, Embassy Gardens

Asking Price £1,250,000

A large two bedroom, two bathroom apartment set within Embassy Gardens. This stunning flat features River views, parquet floors and marble surfaces.

Capital Building is situated in the heart of the Nine Elms regeneration area. Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library.

The property comprises of a large open plan kitchen/ reception room with fitted kitchen and includes secure parking.

Approx. 984 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask Agent

Service charge amount: approx.: Ask agent

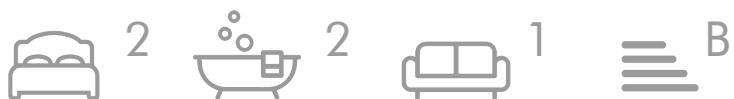
Council tax band: G (Wandsworth Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Secure Parking

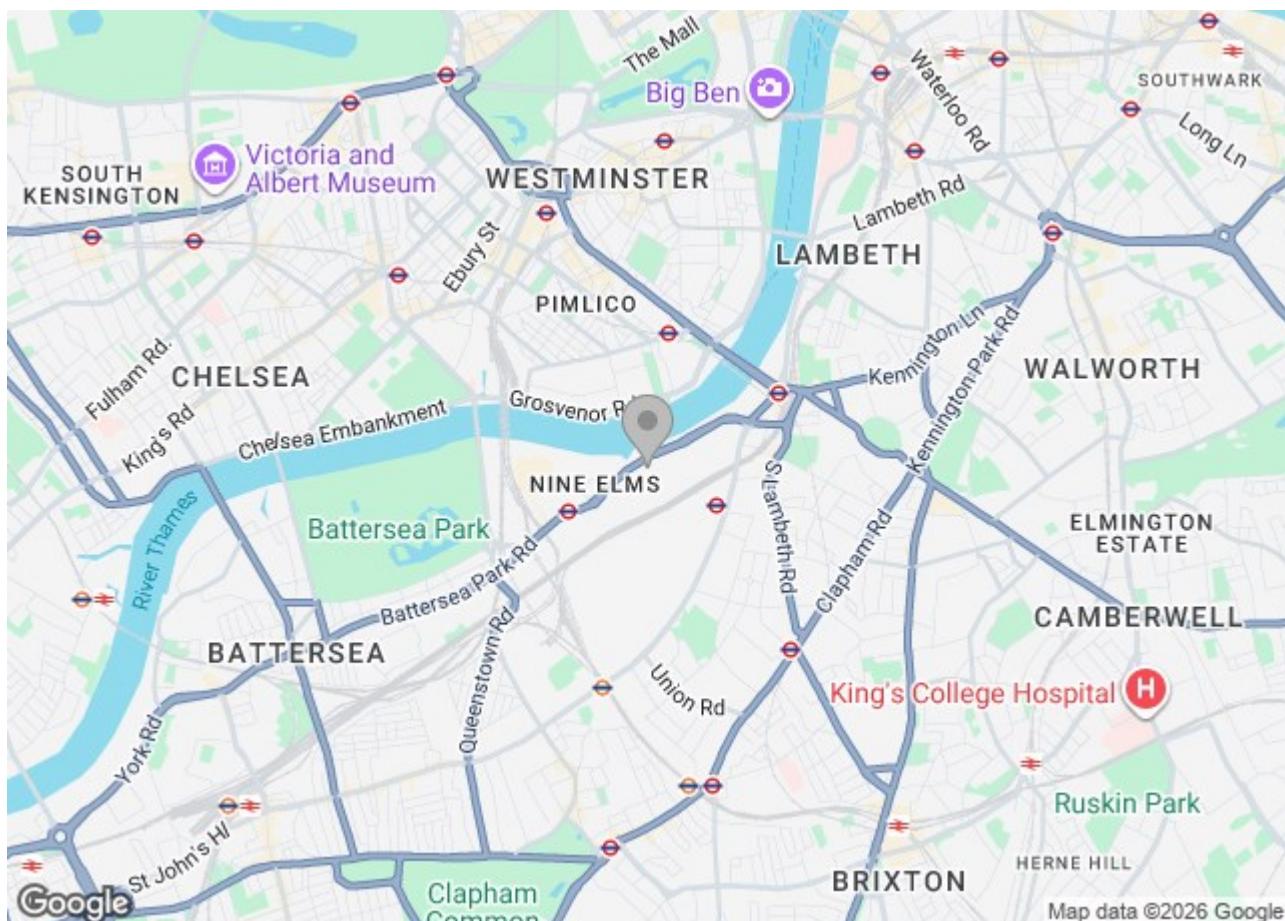
To check broadband and mobile phone coverage please visit Ofcom

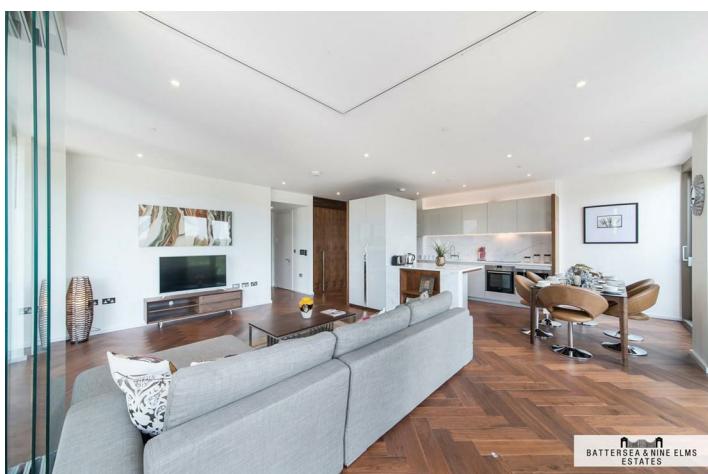
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

## 8 New Union Square London



- Two Double Bedrooms
- Onsite Facilities
- Two Bathrooms
- 24 Hour Concierge
- Winter Garden
- Secured Underground Parking





## Floor Plan

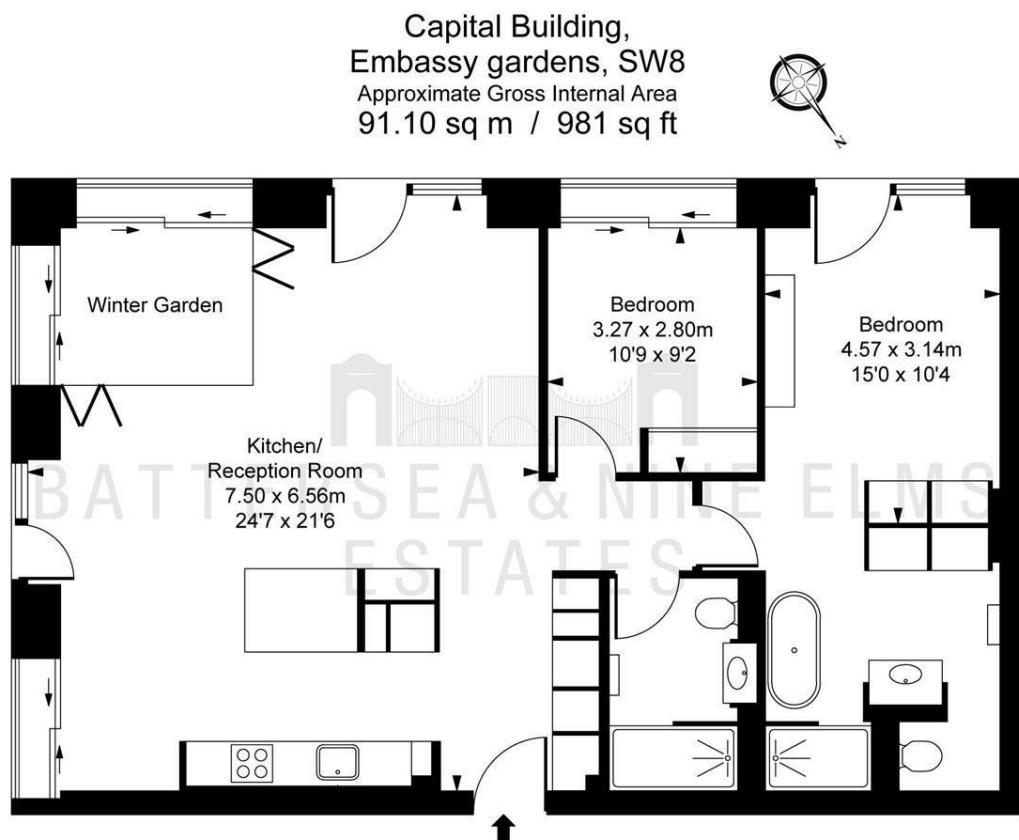


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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                                 |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | A |                         |           |
| (81-91)  | B | 83                      | 83        |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not energy efficient - higher running costs              |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

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