

Capital Building, Embassy Gardens

Asking Price £1,050,000

An impressive and generously proportioned two-bedroom apartment situated within the prestigious Capital Building at Embassy Gardens, one of Nine Elms' most sought-after riverside developments.

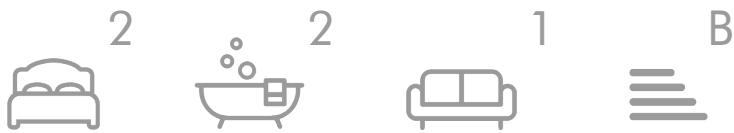
Designed for contemporary London living, the apartment offers a bright and spacious open-plan reception and dining area with a high-specification integrated kitchen, complemented by floor-to-ceiling glazing that creates an abundance of natural light. Both bedrooms are well proportioned with excellent built-in storage, while stylish bathrooms and premium finishes throughout reflect the quality for which Embassy Gardens is renowned.

Residents enjoy an outstanding collection of private lifestyle and wellness facilities, including the iconic Sky Pool, the spectacular transparent swimming pool suspended between two buildings. Further amenities include an indoor/outdoor swimming pool, Jacuzzi, spa facilities, sauna and steam room, two fully equipped private gyms, yoga studio, private cinema screening room, residents' lounge and library, business centre and meeting facilities, together with 24-hour concierge service.

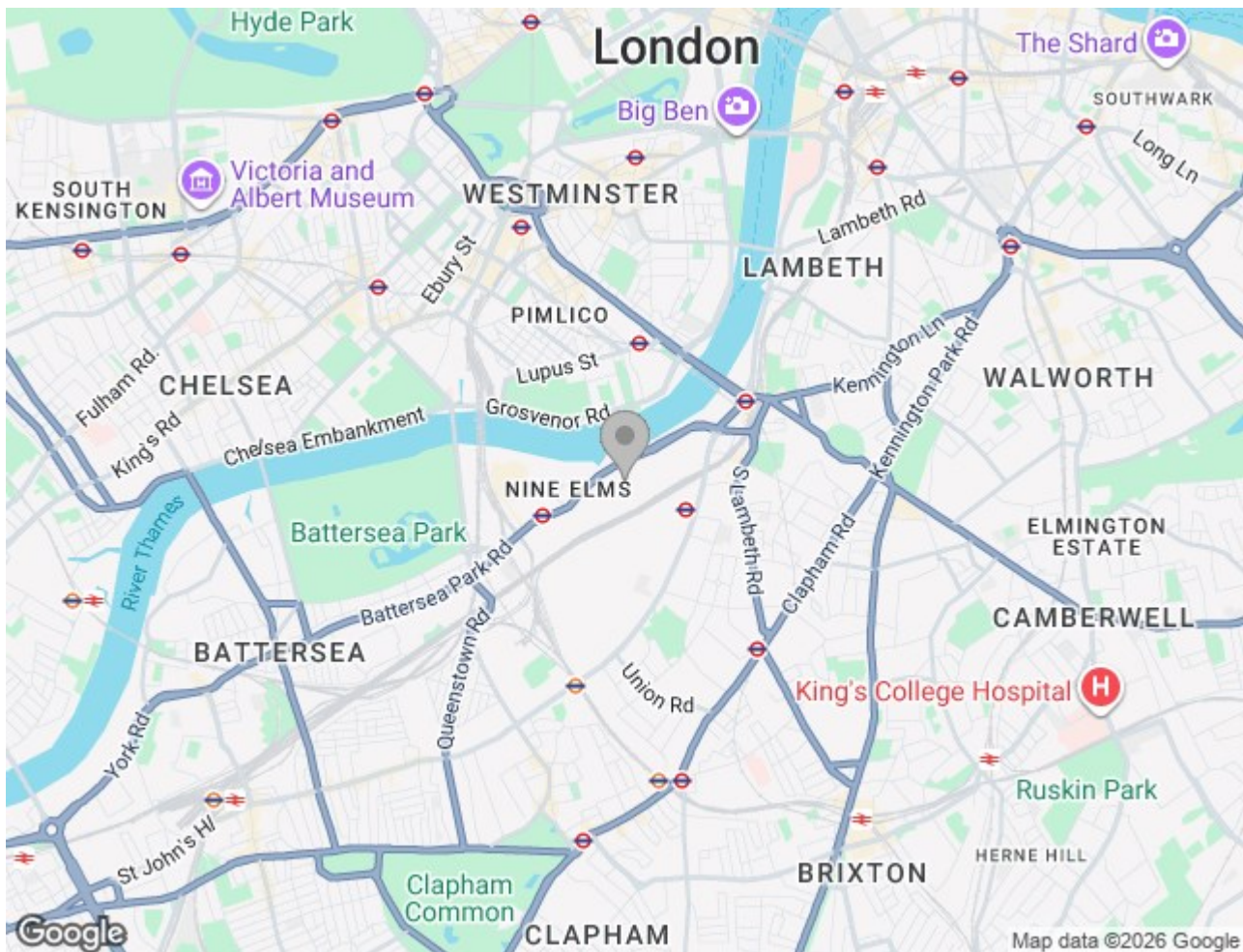
Embassy Gardens itself offers a vibrant neighbourhood atmosphere with landscaped public spaces and an excellent selection of cafés, restaurants, bars and everyday amenities, including an on-site Waitrose.

Perfectly positioned in the heart of Nine Elms, close to the River Thames and the US Embassy, the development is within easy reach of Nine Elms Underground Station and Vauxhall Station, providing excellent connections across Central London and beyond.

A superb opportunity to acquire a spacious two-bedroom home combining luxury interiors, world-class residents' facilities and an exceptional SW11 location.

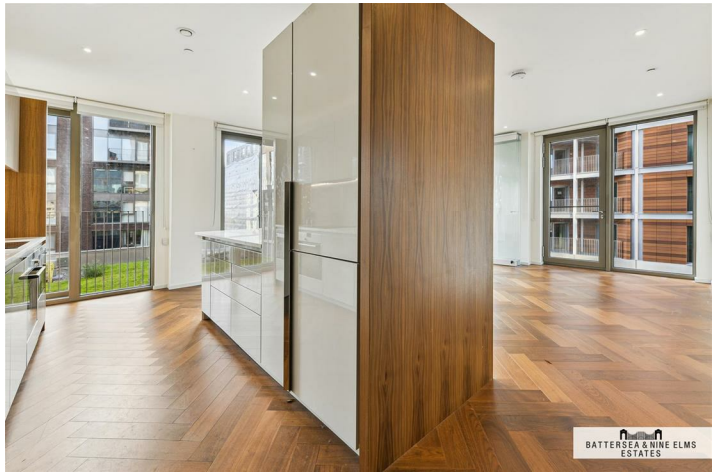


- Two double bedrooms
- Residents lounge & meeting room
- Excellent transport links
- Two bathrooms
- Gym & swimming pool
- Winter garden
- Residents cinema suite



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
84.10 sq m / 905 sq ft
Winter Garden Area
4.90 sq m / 53 sq ft

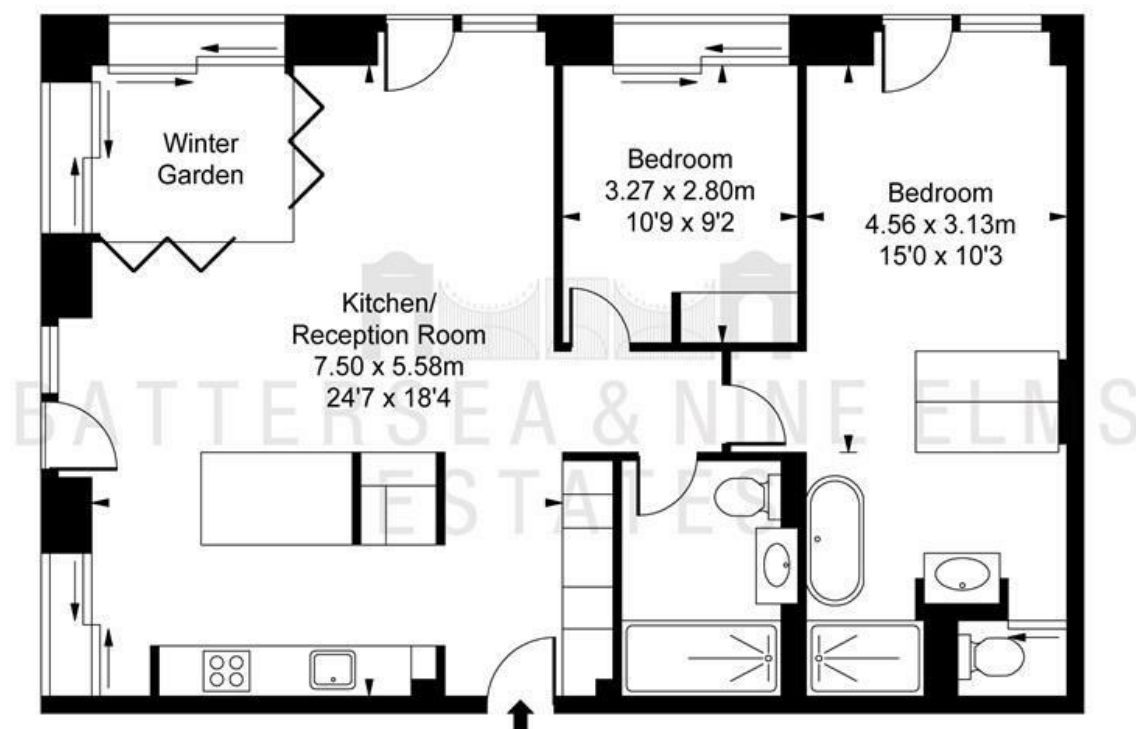


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