



8 New Union Square London

A large three bedroom, three bathroom apartment set within Embassy Gardens. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and located only a stone's throw away from the US Embassy. Residents will benefit from excellent public transports links and outstanding communal facilities including a fitness centre, pool and residents library. This beautiful property comprises of three bedrooms, two en suite bathrooms and family bathroom, an open plan kitchen/reception room and generous winter garden.

Council tax band : Wandsworth Council - H

Change of contract fee: £50 including VAT

Holding Deposit : £1,900 (1 weeks rent, subject to agreed offer)

Photos have been digitally staged for marketing purposes

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water& heating – Mains | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

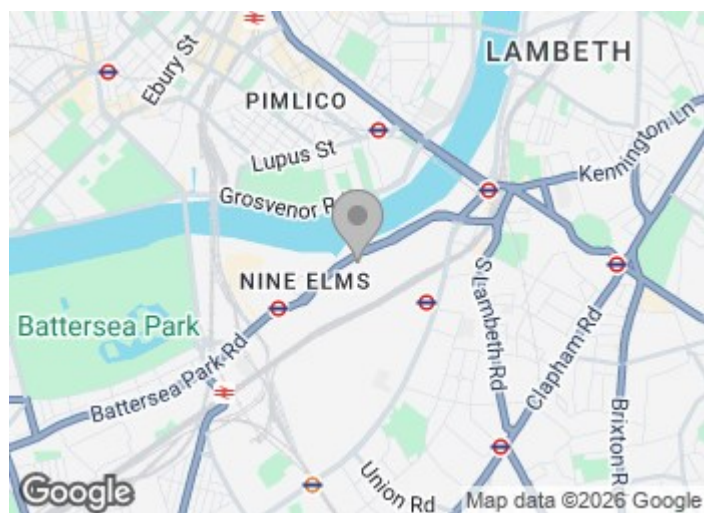
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

£1,900 Per Week

8 New Union Square London



- Three double bedrooms
- Three Bathrooms (Two En-Suite)
- Residents lounge & meeting rooms
- 24 Hour concierge
- Residents gym
- Short walk to Zone 1 transport links



Directions



BATTERSEA & NINE ELMS
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Capital Building,
Embassy Gardens, SW8

Approximate Gross Internal Area
174 sq m / 1,873 sq ft

Winter Garden
13.3 sq m / 143 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 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 | |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 87 | 87 | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |