



AMBASSADOR BUILDING

London SW11



PRESTIGIOUS AMBASSADOR BUILDING AT EMBASSY GARDENS

Fantastic two-bedroom, two-bathroom apartment set within the
prestigious Ambassador Building at Embassy Gardens.



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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold with approximately 983 years remaining

Ground rent: £800 per annum

Service charge: £9,797 per annum, reviewed every year, next review due 2027

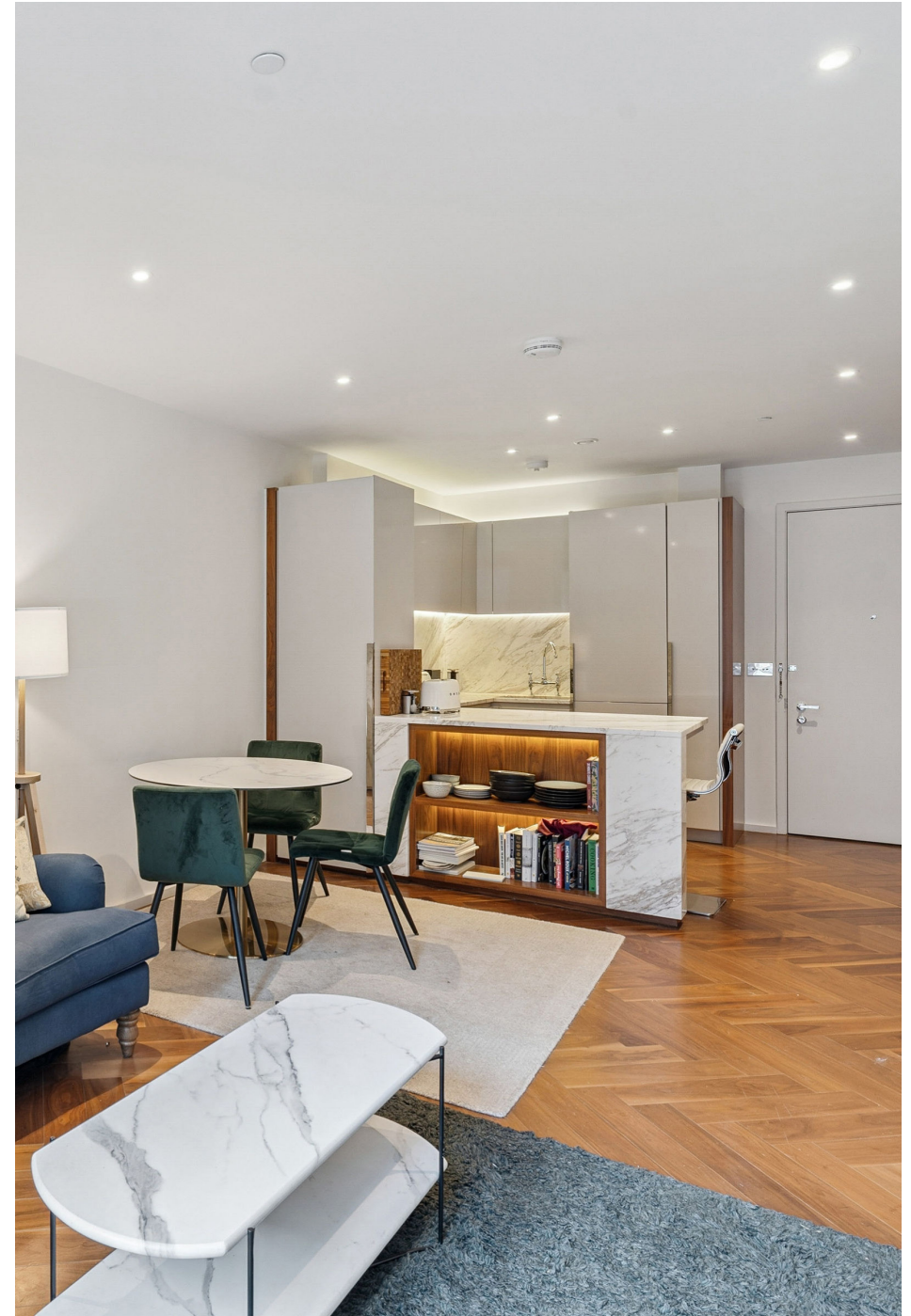
Guide Price: £825,000



LUXURY APARTMENT WITH AMENITIES.

Featuring a bright open-plan living, dining and kitchen area with integrated appliances and a private balcony, the apartment is designed for modern living and entertaining. The principal bedroom benefits from a walk-in wardrobe and luxurious en-suite, while the second double bedroom is served by a stylish shower room. Residents enjoy access to Embassy Gardens' outstanding amenities, including the iconic Sky Pool, indoor pool, spa, gym, cinema, business lounge, and 24-hour concierge service.

*We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.







New Union Square, London, SW11

Approximate Gross Internal Area = 808 sq ft / 75.1 sq m

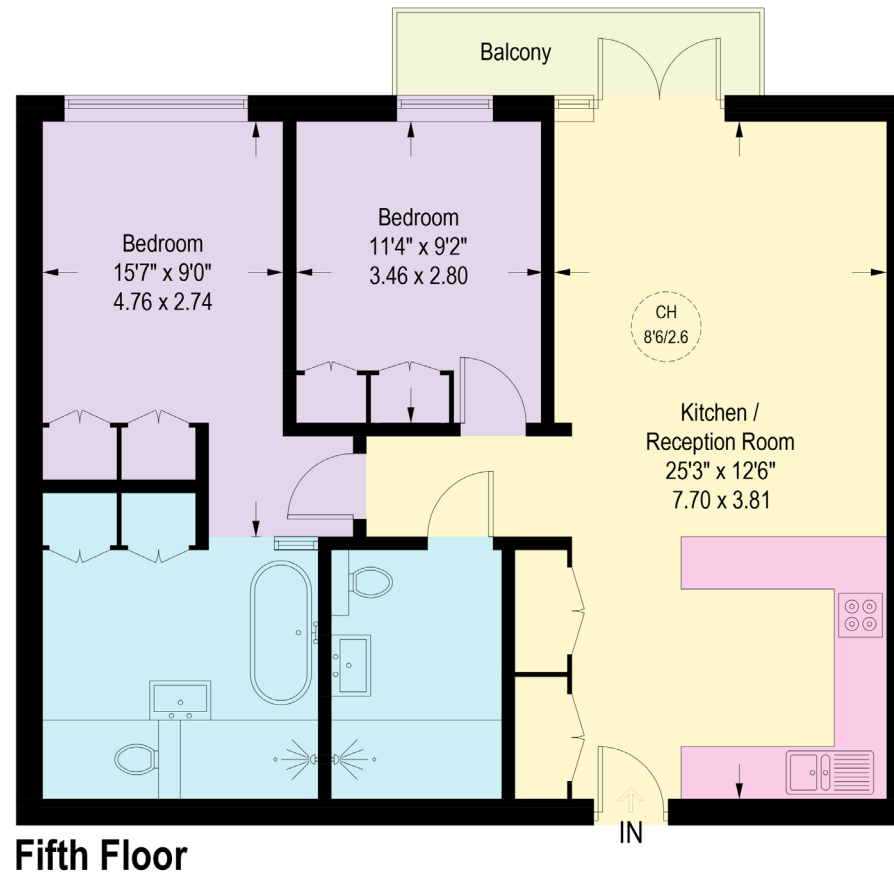


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315619)

Approximate Gross Internal Area = 75 sq m / 808 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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