



## Ambassador Building, Embassy Gardens Asking Price £1,150,000

Welcome to this stunning modern apartment with parking located in the prestigious Ambassador Building in Embassy Gardens. Spanning an impressive 1,139 square feet, this property offers a perfect blend of contemporary design and comfortable living.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere. The apartment features two well-proportioned bedrooms. The two stylishly appointed bathrooms. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

Situated in a vibrant neighbourhood, residents will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for those seeking a dynamic urban lifestyle. This apartment is perfect for professionals, couples, or small families looking for a stylish and convenient living space.

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: F (Wandsworth Council)

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

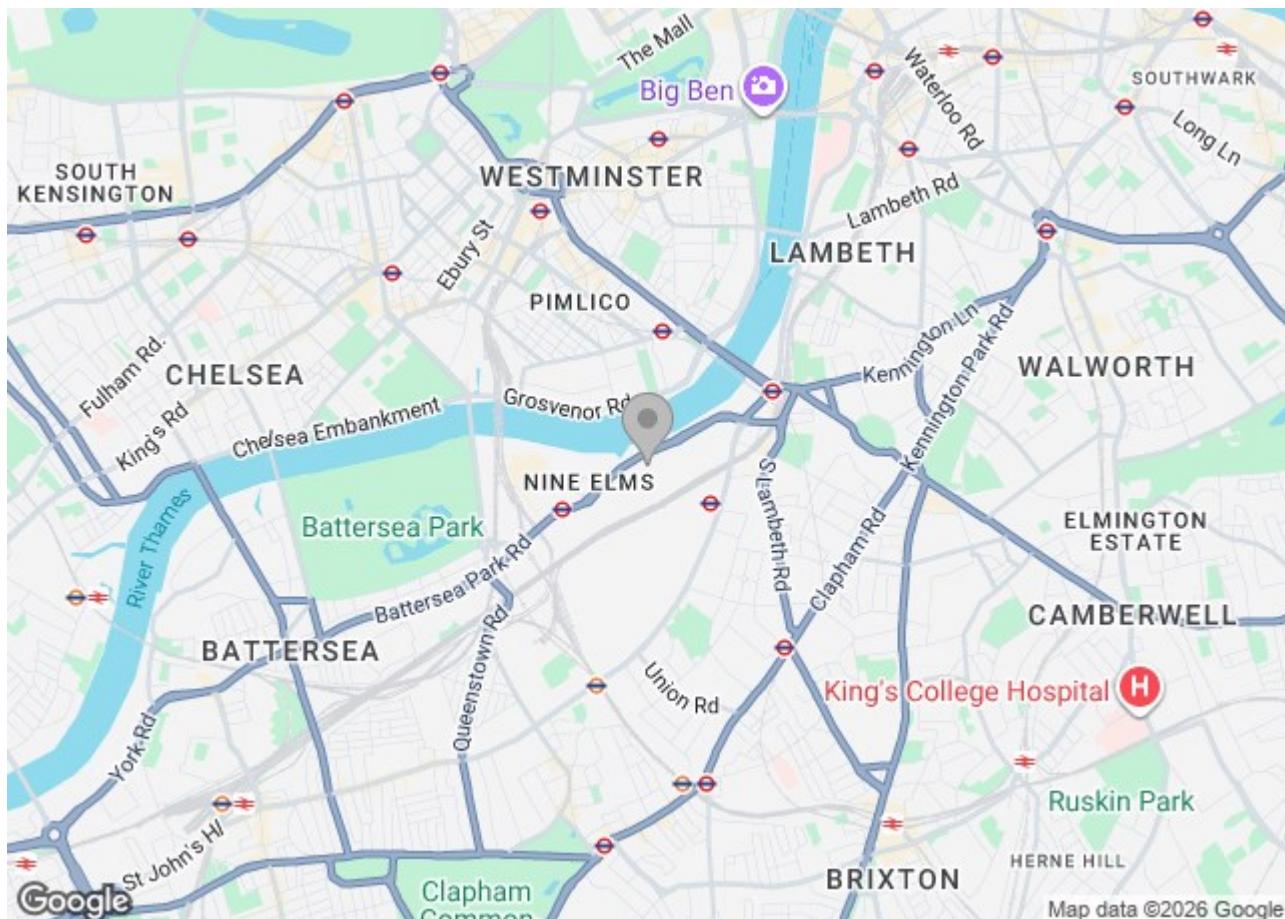
To check broadband and mobile phone coverage please visit Ofcom

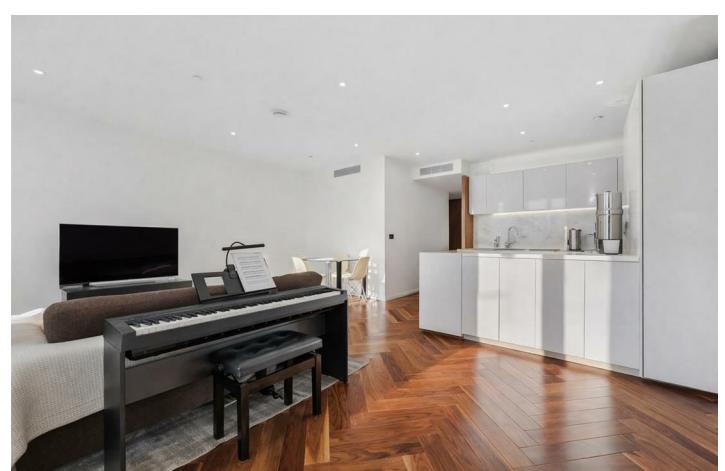
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 5 New Union Square London



- Two bedrooms
- Two bathrooms
- 24 hour concierge
- Secure valet parking
- Residents gymnasium
- Private balcony
- Residents sky pool



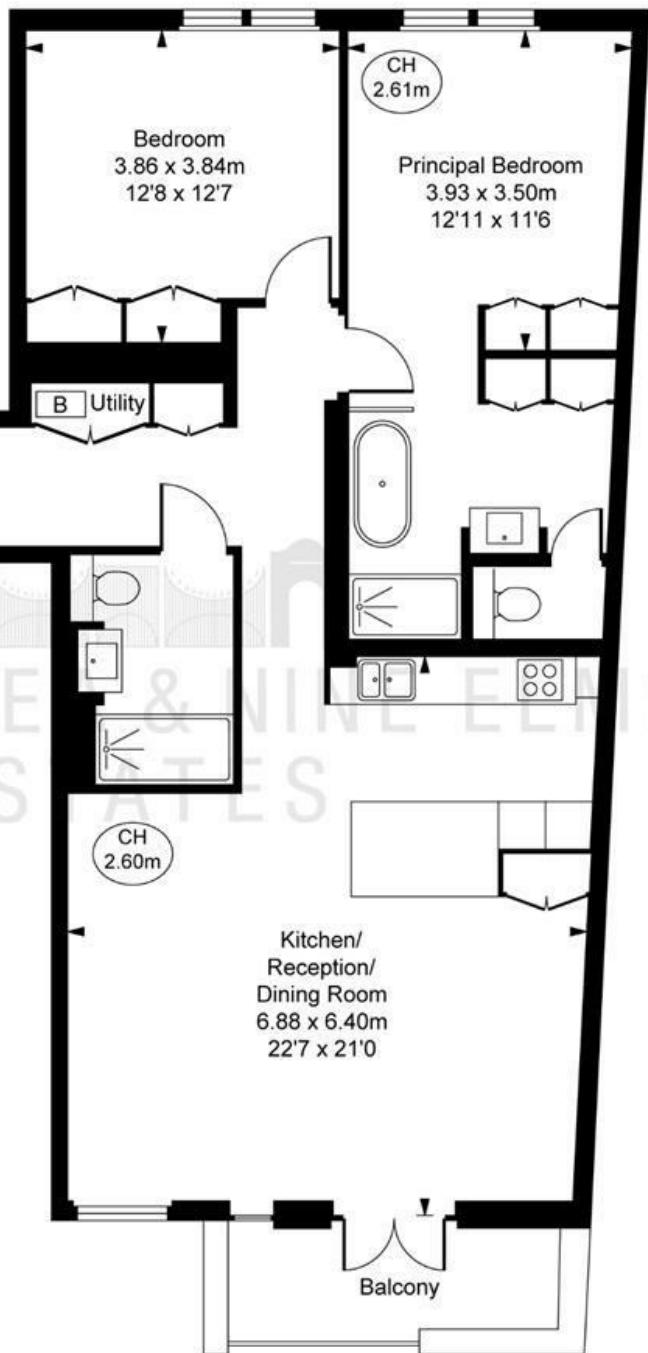


## Floor Plan

### Ambassador Building, New Union Square, SW11

Approximate Gross Internal Area  
104.45 sq m / 1,124 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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 (92 plus) A			
(81-91) B		80	80
(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 (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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	