



Ambassador Building, Embassy Gardens Asking Price £685,000

A spacious one bedroom apartment set within Ambassador Building. 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 the sky pool, fitness centre and residents library and private cinema. This beautiful property comprises of one double bedroom, luxurious bathroom, an open plan, bright and spacious kitchen/reception room and balcony.

Approx. 985 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: E (Wandsworth Council)

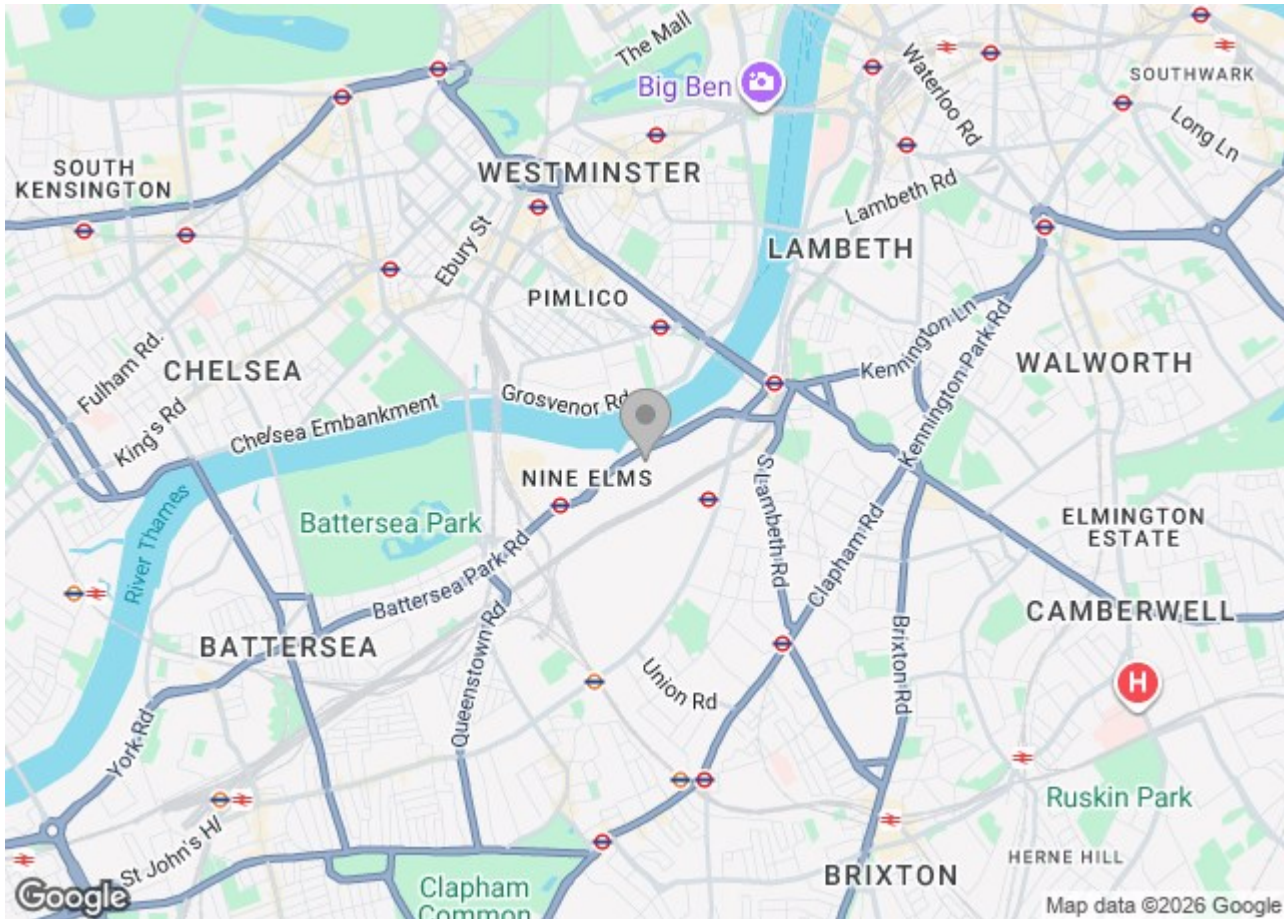
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

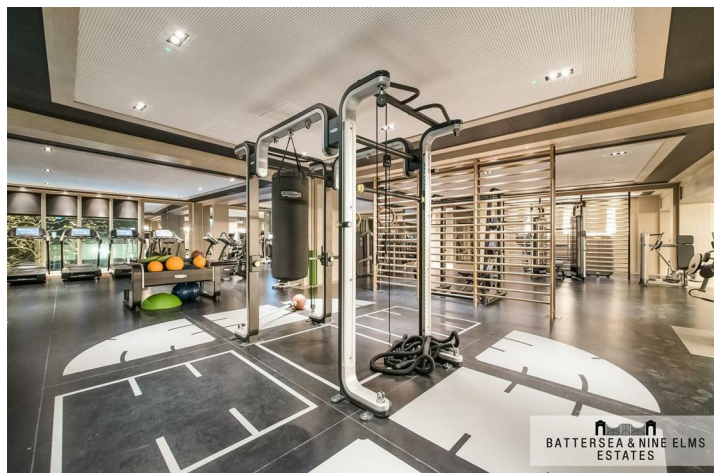
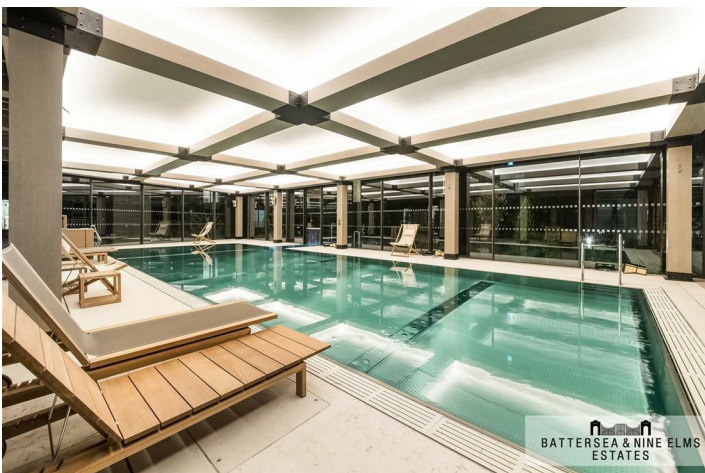
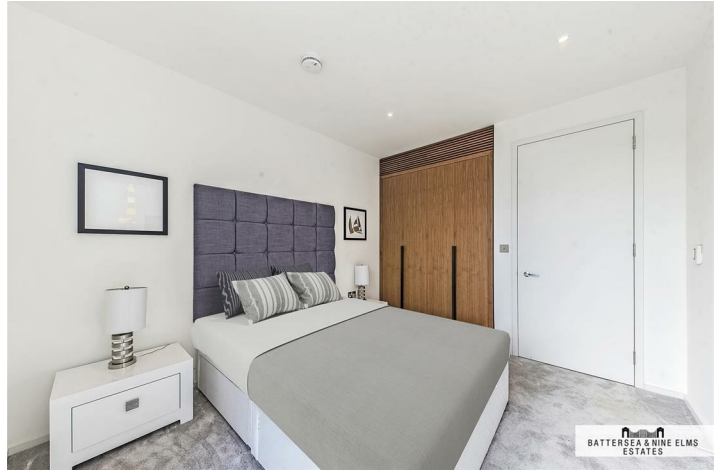
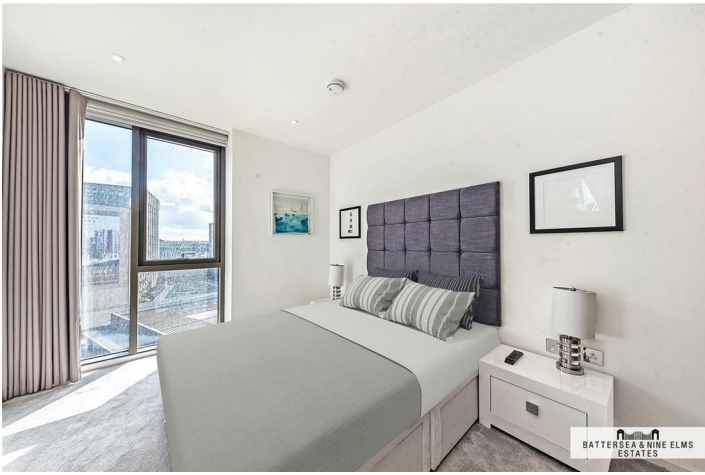
To check broadband and mobile phone coverage please visit Ofcom here.

5 New Union Square London



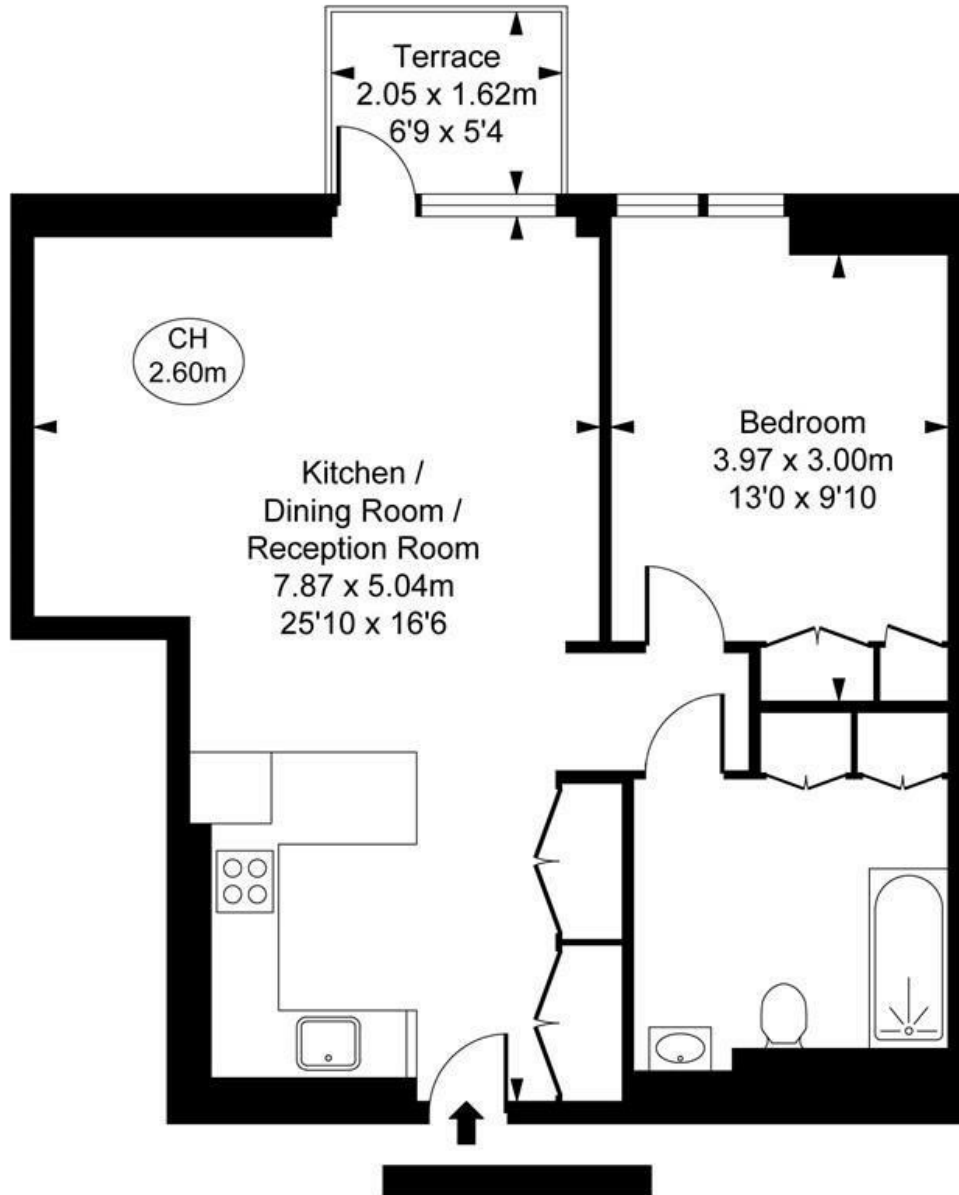
- 24 Hour concierge
- Residents gym and indoor pool
- * Internal photos from 2020
- Private Balcony
- Residents club lounge & library
- Sky pool and sky deck
- Residents cinema suite





Ambassador Building, Embassy Gardens, SW8

Approximate Gross Internal Area
55.48 sq m / 597 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.
© Fulham Performance

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		82	82	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	