GOLDSTONE 盛金石

A GOLDSTONE PRIVATE SALE · 盛金石独家推介

Legacy Building

大使馆花园

A two-bedroom residence at Embassy Gardens, Nine Elms

九榆树 · 大使馆花园 · 五层两居室精装公寓

GUIDE PRICE · 指导价

£895,000

LEASEHOLD · 2 BEDROOMS · 2 BATHROOMS · 828 SQ FT

长租产权 · 2 卧室 · 2 浴室 · 828 平方英尺

THE RESIDENCE 物业概览

Legacy Building, SW11

伦敦 大使馆花园



Open-plan reception room with access to the private balcony 开放式客厅，直通私人阳台

Goldstone is delighted to present this two-bedroom, two-bathroom apartment on the fifth floor of the Legacy Building at Embassy Gardens, home of London's celebrated Sky Pool. Extending to approximately 828 sq ft, the apartment pairs a generous, light-filled open-plan living space with a private balcony overlooking the development's landscaped courtyard.

盛金石荣幸推介伦敦九榆树大使馆花园 Legacy Building 第五层的一套两卧两卫精装公寓。该楼以著名的“空中泳池”闻名。房屋室内面积约 828 平方英尺，开放式起居空间宽敞明亮，并配有私人阳台，俯瞰社区园林庭院。

OVERVIEW 房屋介绍

Light, space and a private balcony

明亮开阔，私享阳台

An open-plan reception and kitchen of almost 21 ft, framed by floor-to-ceiling glazing that opens onto a private balcony.

近 21 英尺的开放式客厅与厨房，落地玻璃窗直通私人阳台。

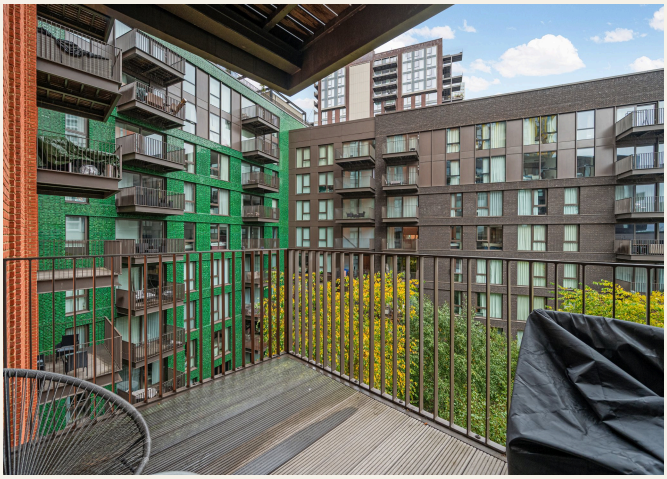
BEDROOMS 卧室	BATHROOMS 浴室	INTERIOR 室内面积	FLOOR 楼层	TENURE 产权
2	2	828 sq ft	5th	Leasehold

The kitchen is fitted with timber-tone cabinetry, dark stone-effect worktops and integrated appliances, with engineered oak flooring running through the living areas. Sliding doors open onto a private balcony of 10'10" x 7'8". The principal bedroom has its own en-suite with walk-in rainfall shower and twin basins, and a separate family bathroom serves the second bedroom.

厨房配有木纹橱柜、深色石纹台面及嵌入式电器，起居区铺设复合橡木地板。推拉门通往约 10'10" x 7'8" 的私人阳台。主卧配有套内淋浴间，设步入式花洒淋浴及双台盆；另设独立家庭浴室供次卧使用。



Kitchen 厨房



Private balcony 私人阳台

INTERIORS 室内实景

Gallery

图集

A selection of interior views from across the residence.

房屋各空间实景精选。



Principal bedroom 主卧室



En-suite with walk-in shower and twin basins 主卧套内淋浴间（双台盆）



Second bedroom 次卧



Family bathroom with bath 家庭浴室（浴缸）

AT A GLANCE 亮点一览

Key features
房屋亮点

- Two bedrooms on the fifth floor
  五层，两间卧室
- Open-plan reception and kitchen of 20'10" x 18'0"
  20'10" x 18'0" 开放式客厅与厨房
- En-suite with walk-in rainfall shower
  主卧套内步入式花洒淋浴间
- Built-in wardrobes to both bedrooms
  两间卧室均配嵌入式衣柜
- Sky Pool, indoor pool, gym and cinema
  空中泳池、室内泳池、健身房及影院
- Approx. 828 sq ft (76.92 sq m)
  约 828 平方英尺（76.92 平方米）
- Private balcony
  私人阳台
- Separate family bathroom
  独立家庭浴室
- Floor-to-ceiling windows and oak floors
  落地窗与橡木地板
- 24-hour concierge, lift access, chain free
  24 小时礼宾服务，电梯直达，无连环交易

THE LOCATION 地段

Embassy Gardens & Nine Elms
大使馆花园与九榆树

Embassy Gardens is one of Nine Elms' landmark riverside developments, beside the US Embassy. Battersea Power Station's shops and restaurants, the Linear Park and the Thames riverside walk are all on the doorstep.

大使馆花园是九榆树泰晤士河畔的地标性社区，毗邻美国大使馆。巴特西发电站的商店与餐厅、线性公园及泰晤士河滨步道均近在咫尺。

Nine Elms and Battersea Power Station Underground stations (Northern line, Zone 1) are a short walk away, with Vauxhall's Victoria line and National Rail services close by, giving fast links to the West End and the City.

步行即可到达 Nine Elms 及 Battersea Power Station 地铁站（北线，一区），附近的 Vauxhall 站提供维多利亚线地铁及国铁服务，快速连接西区与伦敦金融城。

ACCOMMODATION 户型

The layout

户型布局

LIVING 起居

Reception / Kitchen 客厅 / 厨房	6.36 x 5.48m
Balcony 阳台	3.31 x 2.34m

BEDROOMS 卧室

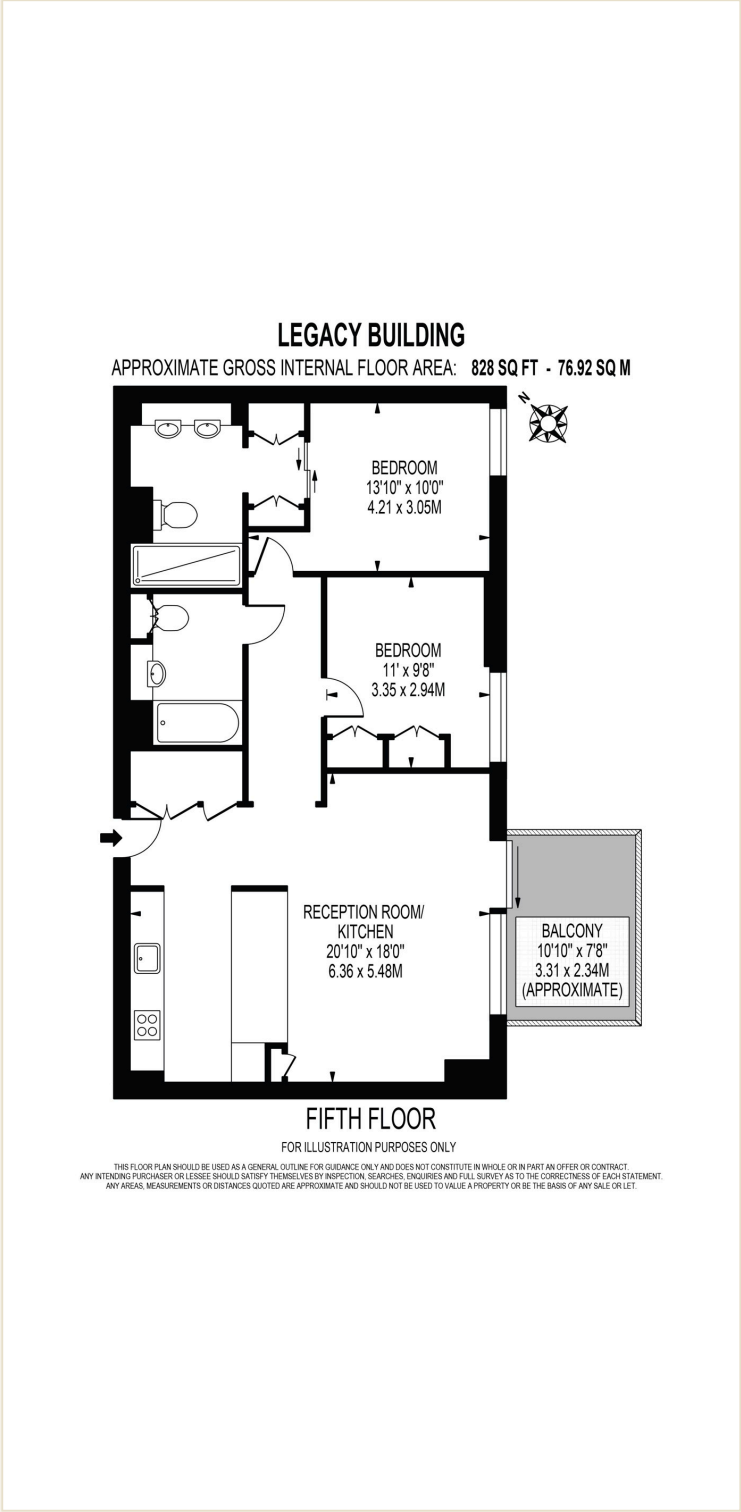
Principal bedroom 主卧	4.21 x 3.05m
Bedroom 次卧	3.35 x 2.94m

BATHROOMS 浴室

En-suite (walk-in shower) 套内淋浴间
Family bathroom (bath) 家庭浴室（浴缸）

Approximate gross internal area 828 sq ft / 76.92 sq m.

室内总面积约 828 平方英尺 / 76.92 平方米。



Floor plan, fifth floor, for illustration only, not to scale 五层户型图，仅供参考，非按比例

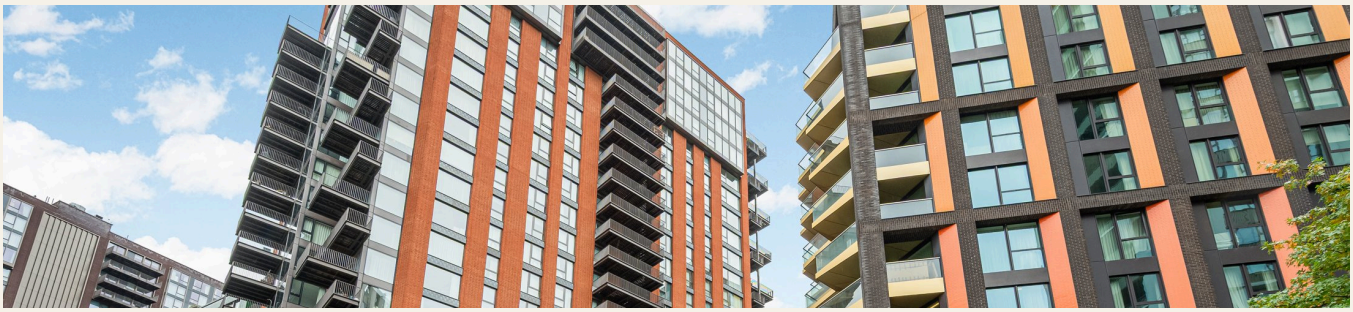
PRACTICAL 基本信息

The essentials

要点信息

Tenure 产权	Leasehold, 999 years from 1 Jan 2011 (approx. 983 years remaining) 长租产权，999 年租期自 2011 年起（剩余约 983 年）
Interior 室内面积	828 sq ft / 76.92 sq m 828 平方英尺 / 76.92 平方米
Floor 楼层	5th floor, lift access 第五层，电梯直达
Bedrooms / Bathrooms 卧室 / 浴室	2 / 2 (en-suite shower room and family bathroom) 2 卧 / 2 浴（主卧套内淋浴间及家庭浴室）
Outdoor 户外空间	Private balcony 私人阳台
Parking 车位	No parking 无车位
Service charge 物业服务费	£9,275.96 per annum (2026) 每年 £9,275.96（2026 年）
Ground rent 地租	£1,341.27 per annum (2026) 每年 £1,341.27（2026 年）
Local authority 所属地方政府	London Borough of Wandsworth 伦敦旺兹沃思区
EPC 能源性能证书	B (86) B 级（86 分）
Council tax 市政税	Band F F 级
Chain 交易链	Chain free 无连环交易，可快速推进
Guide price 指导价	£895,000 指导价 £895,000

THE BUILDING 大楼



Legacy Building: Sky Pool, indoor pool, gym, cinema and 24-hour concierge 空中泳池、室内泳池、健身房、影院及 24 小时礼宾服务

A GOLDSTONE PRIVATE SALE 盛金石独家推介

We would be delighted to tell you more

欢迎垂询

To arrange a private viewing of Legacy Building, or to make an offer, please contact Goldstone Global Ltd at the details below.

如需预约私人看房或出价，请通过以下方式联系盛金石。

GOLDSTONE GLOBAL LTD

Contact 联系人	Matthiew Meng
Telephone 电话	07864 314 020
Email 邮箱	matthiew.meng@thegoldstone.co.uk
Office 办公地址	Floor 6, 29-30 Cornhill, City of London, EC3V 3ND, UK

These particulars are a general guide only and do not form part of any offer or contract. Areas, measurements and distances are approximate. Photographs and plans are for illustration only. Prospective purchasers should satisfy themselves by inspection, searches and survey.

本资料仅供一般参考，不构成任何要约或合同的一部分。面积、尺寸及距离均为约数，照片及户型图仅供示意。买家应自行通过实地看房、查册及房屋检验予以核实。