



Capital Building, Embassy Gardens

Asking Price £900,000

Welcome to this stunning modern apartment located in the prestigious Capital Building at Embassy Gardens. Spanning an impressive 886 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-appointed bedrooms and two stylish bathrooms (one en-suite).

The Capital Building is situated in a vibrant area, known for its excellent amenities and proximity to transport links, making it an ideal choice for those seeking both comfort and convenience in the heart of London.

Approximately 984 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: G Wandsworth

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access
| Cladding: EWS1 Certificate available

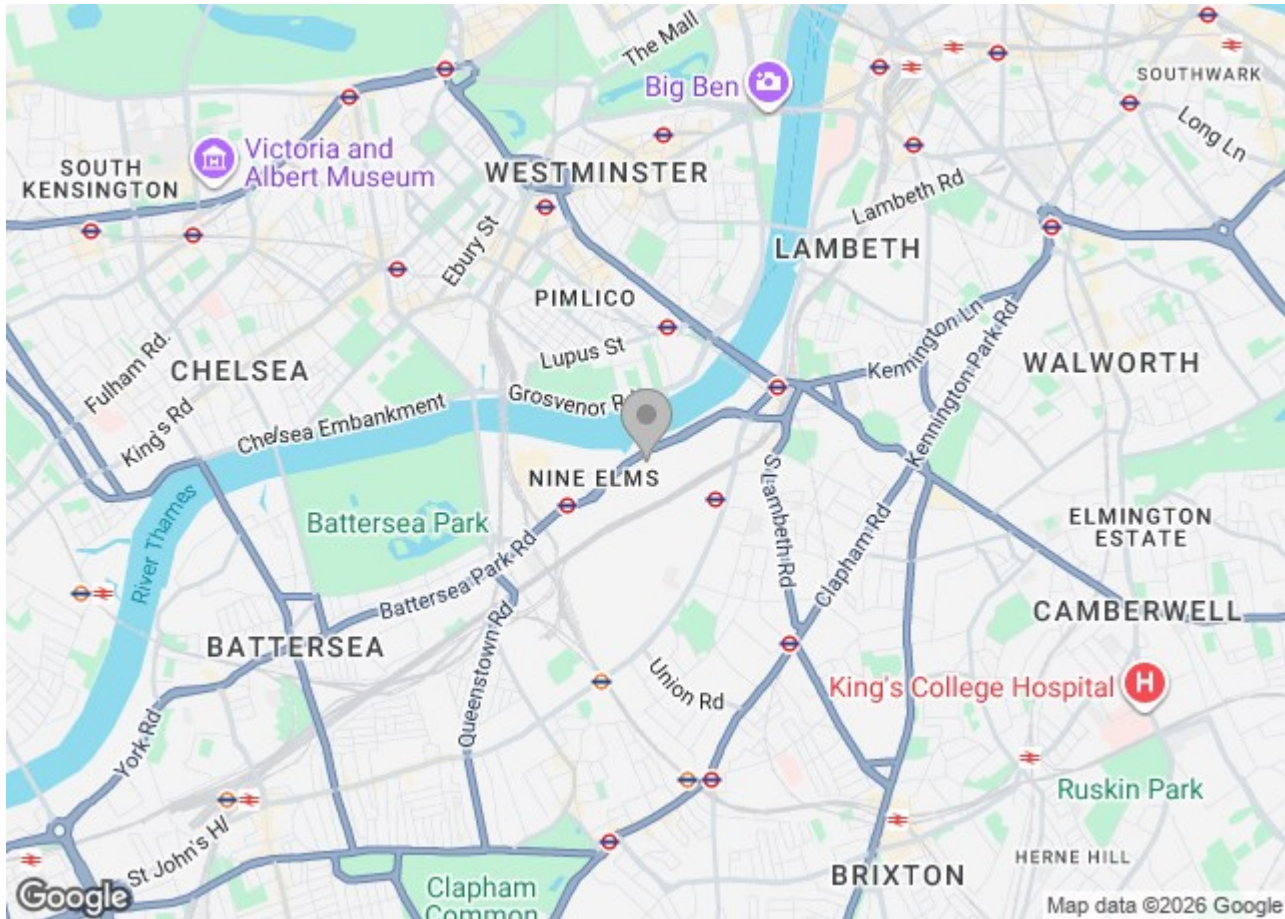
To check broadband and mobile phone coverage please visit Ofcom.

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

8 New Union Square London



- Two bedrooms
- Residents gymnasium & swimming pool
- Two bathrooms
- Access to residents sky pool
- 24 hour concierge
- Private balcony





Capital Building,
New Union Square, SW11
Approximate Gross Internal Area
82.3 sq m / 886 sq ft

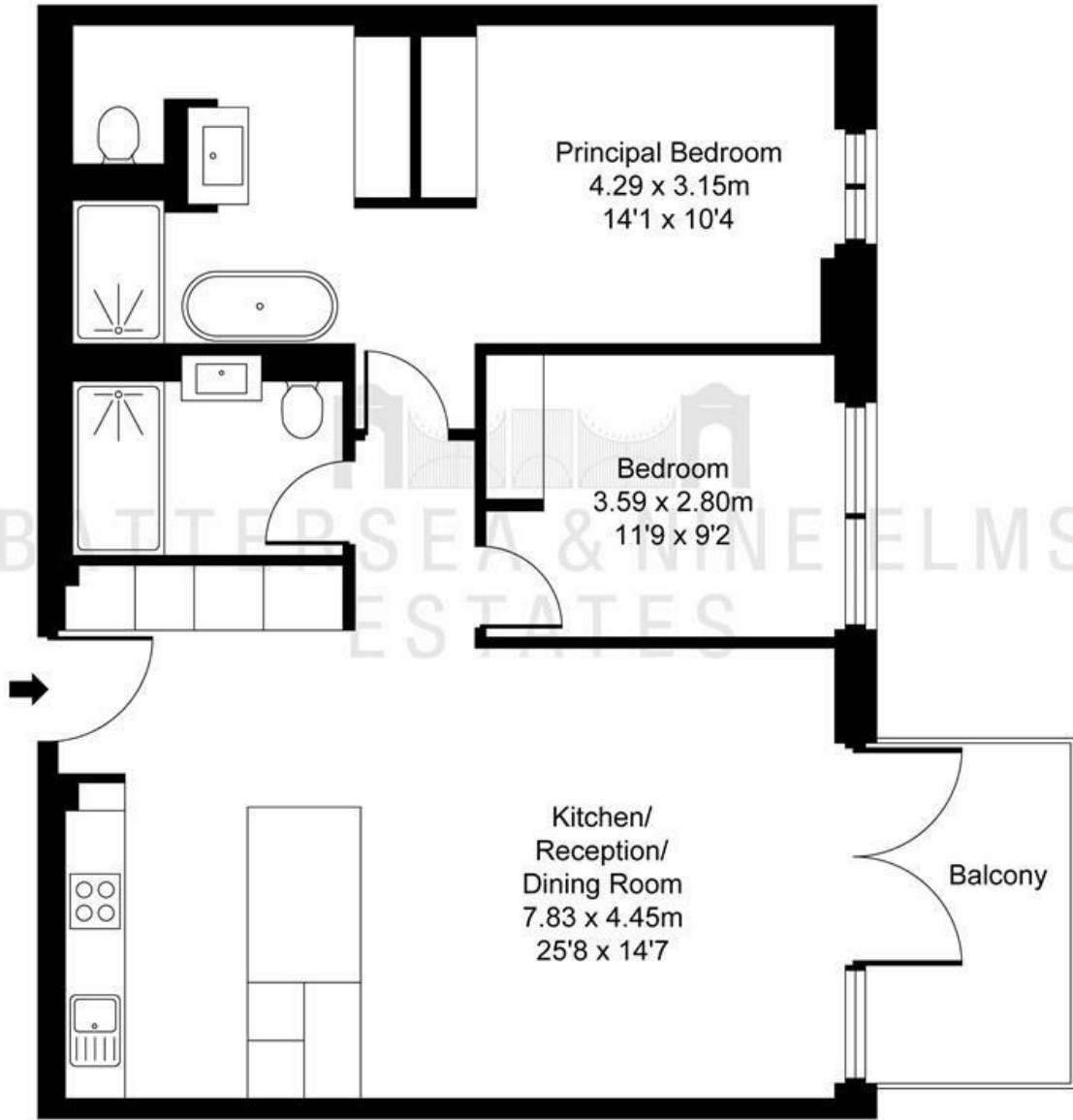


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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		84	83	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		