

Ambassador Building, Embassy Gardens, Nine Elms, SW11

Asking Price £3,700,000, 3 Bedroom Flat

JOHNS & CO
· L O N D O N ·

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Rarely available, a fantastic opportunity to acquire this stunning three bedroom sub-penthouse apartment located in the highly desirable Embassy Gardens development, home to the famous Sky Pool! Set on the fourteenth floor with dual aspect and a generous double length balcony offering spectacular views of the River Thames, London and the surrounding area, the property also comprises a large open plan kitchen and living space, with ample storage throughout, three double bedrooms with fitted wardrobes and four modern bathrooms. Beautifully finished with walnut parquet flooring, floor to ceiling windows providing an abundance of natural light throughout, marble work surfaces and the latest home appliances and excellent attention to detail shown throughout, this property needs to be seen to be truly appreciated! Residents of Embassy Gardens have exclusive use of the exceptional Sky Pool and all leisure facilities including an additional indoor swimming pool & sauna, swim out Jacuzzi, two fully equipped gyms, private

Key Features

- Impressive views across the City and River
- Exclusive access to the SKY POOL
- Full Length Balcony Perfect For Entertaining
- Outstanding Residents Amenities
- Valet Parking
- Private cinema
- 24-hr Concierge
- Great transport links

Location

Vauxhall station is located within approximately 8 minutes' walk offering an easy commute to the West End, City and Canary Wharf. Nine Elms Underground Station (Northern Line) and Battersea Power Station Underground (Northern Line) are also expected to open in the near future, offering further transport links in to the City.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B	84	84	(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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Nearest train stations

Vauxhall - National Rail & Victoria Line,
St George Wharf - Thames Clipper

Service Charge: £25,131.44 Annually
Ground Rent: £1,100.00 Annually
Council Tax Band: H
Tenure: Leasehold
Length of Lease (Years): 992

Nine Elms
1 New Mill Road
London
SW11 7AW

All photos are for illustrative purposes only. Properties may vary.

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