



## Ambassador Building, Embassy Gardens Asking Price £1,400,000

A beautiful large three bedroom apartment set within the highly sought after Embassy Gardens development with parking. Located in Ambassador Building this beautiful apartment features a large open plan living space with a 21.5 sqm balcony as well as a separate winter garden space. The property boasts a contemporary design and luxury finish complete with fully integrated appliances, marble surfaces and parquet floors.

Residents further benefit from excellent public transports links and outstanding communal facilities including a state of the art fitness centre, private cinema and residents library.

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

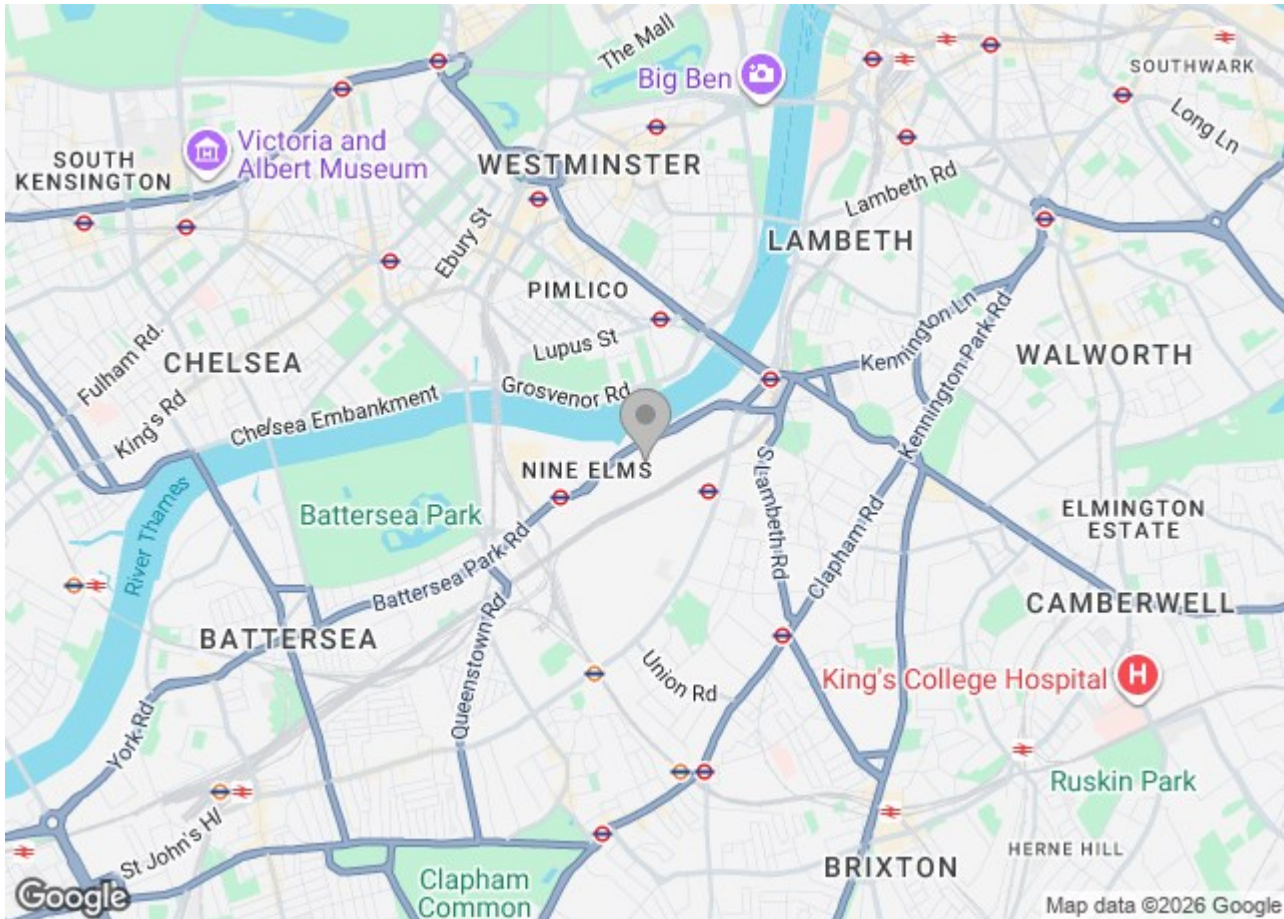
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre  
| Lift Access | Valet Parking | Cladding: EWS1 Certificate available

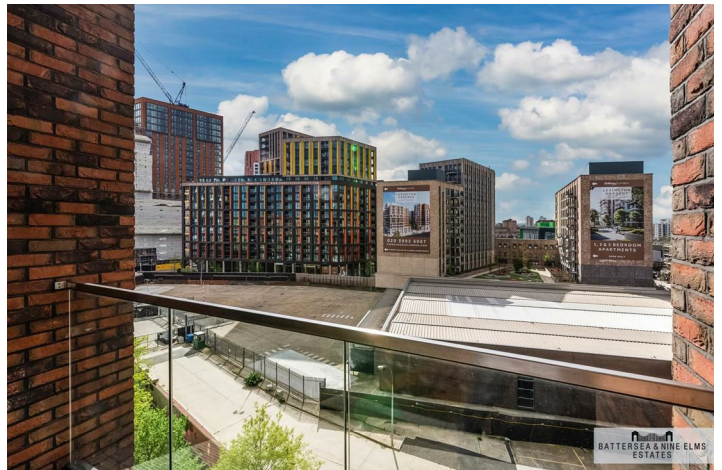
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 5 New Union Square London



- Three bedrooms
- Two bathrooms (one en suite)
- Balcony
- Winter Garden
- Swimming Pool
- Residents Gym







**Ambassador Building,  
Embassy Gardens, SW8**  
Approximate Gross Internal Area  
110.00 sq m / 1,184 sq ft

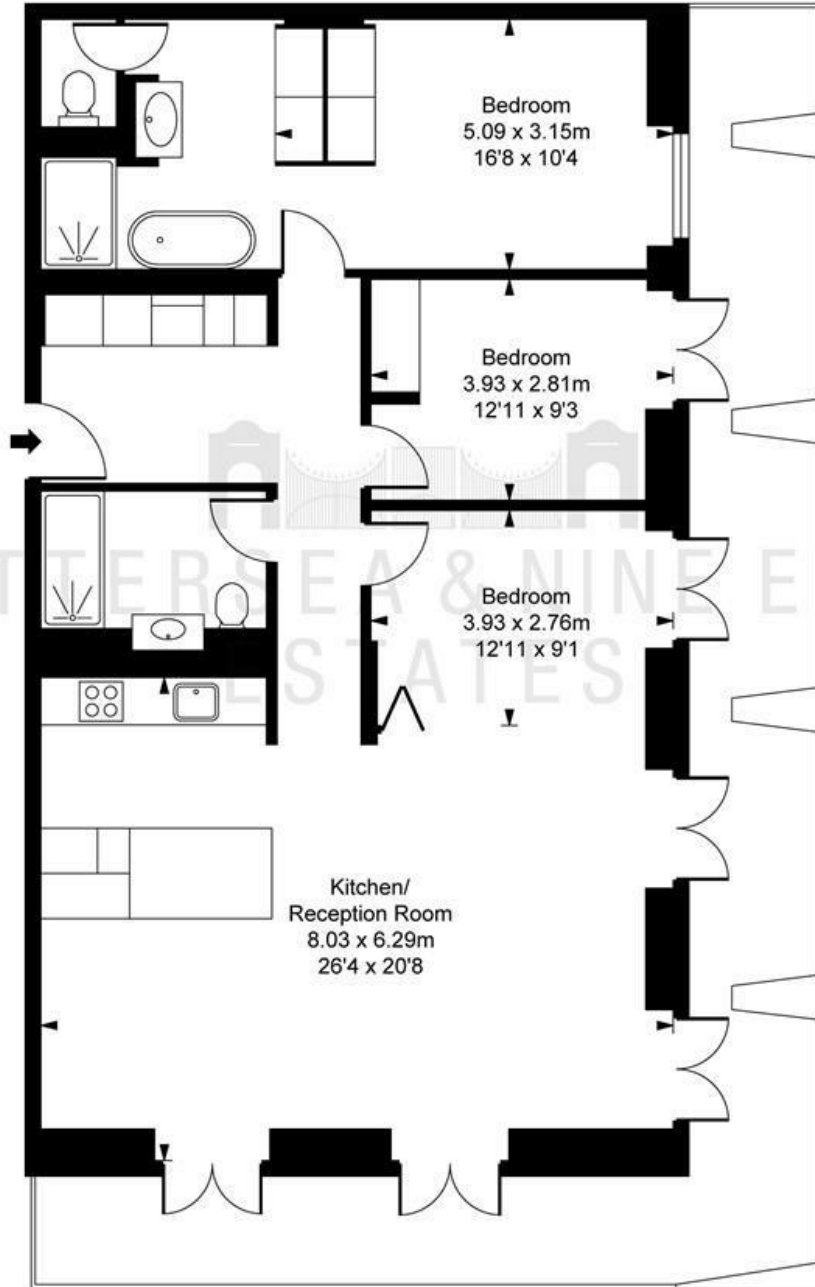


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
 Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	86	86	
 Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	91	91	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC