

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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Capital Building, 8 New Union Square London £750 Per Week

This beautiful one bedroom apartment is situated within the exclusive Embassy Gardens development, part of the Nine Elms regeneration project. Luxuriously finished including walnut parquet flooring, natural marble kitchen worktops, 'silk feel carpeting' and integrated kitchen appliances the property boasts a double bedroom, and an open plan reception room .

Residents benefit from the wonderful communal amenities including a gym, swimming pool and sauna with a private cinema and residents library as well as excellent transport zone 1 transport links.

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Council tax band E: Wandsworth Council

Holding Deposit £750 (1 weeks rent)

Lift access | Cladding: EWS1 Certificate available

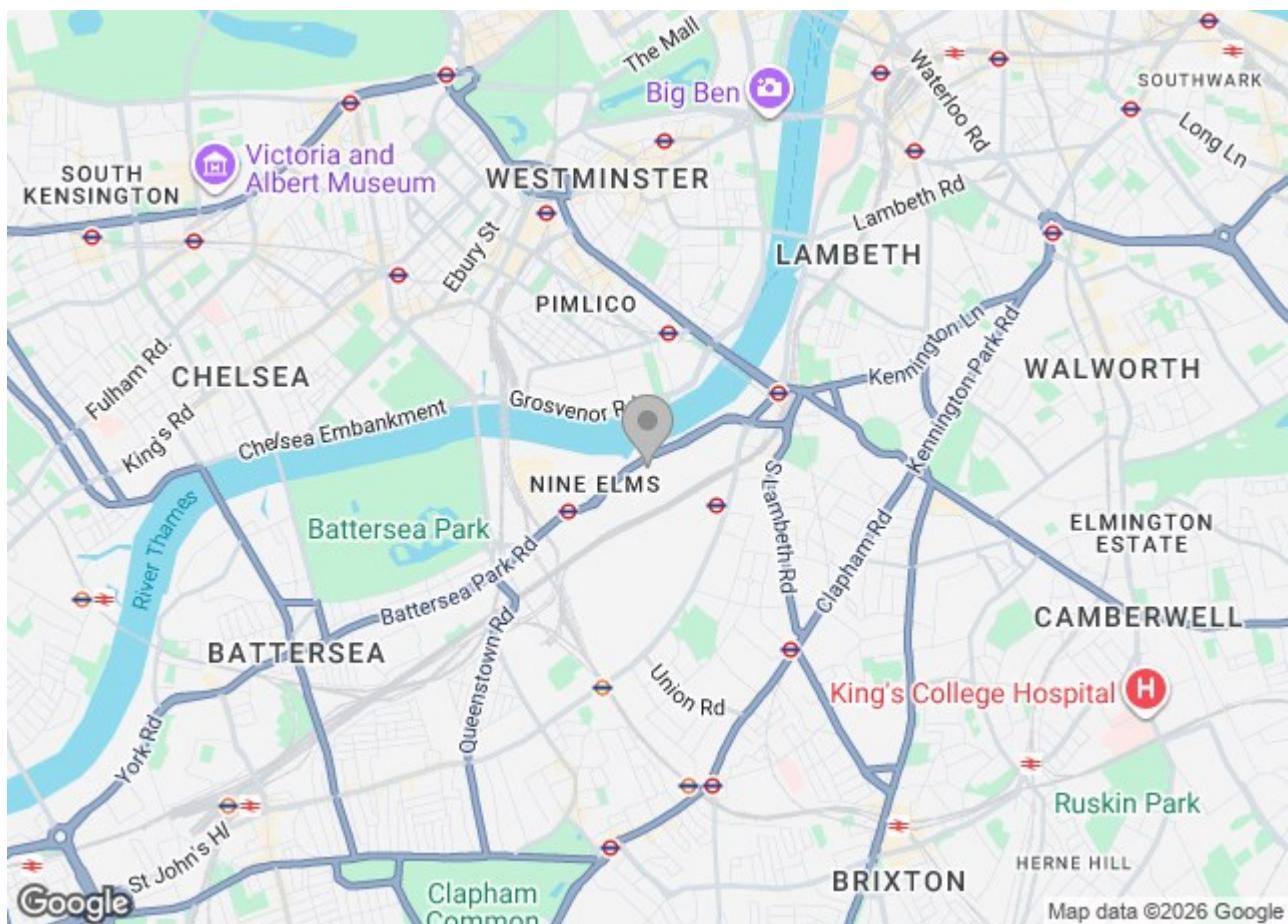
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet - FTTP

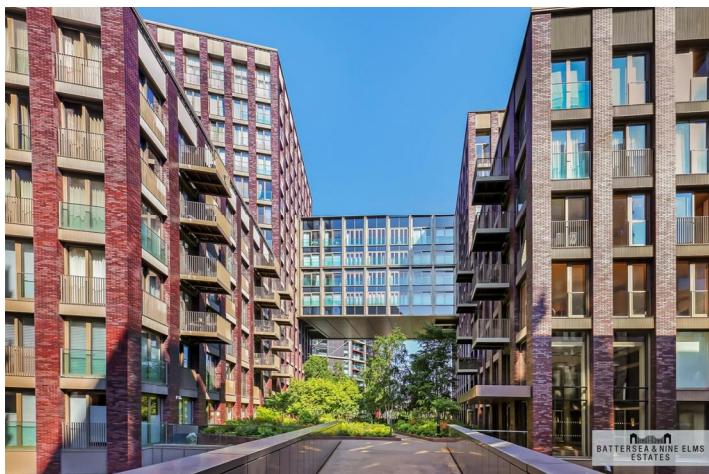
To check broadband and mobile phone coverage please visit Ofcom here.

Capital Building, 8 New Union Square London



- One double bedroom
- Residents' indoor swimming pool and spa
- Washer dryer & wine cooler
- 24 Hour concierge
- Residents' gym
- Residents' sky pool and rooftop orangery
- Comfort cooling







Capital Building, Embassy Gardens, SW8

Approximate Gross Internal Area
51.50 sq m / 554 sq ft

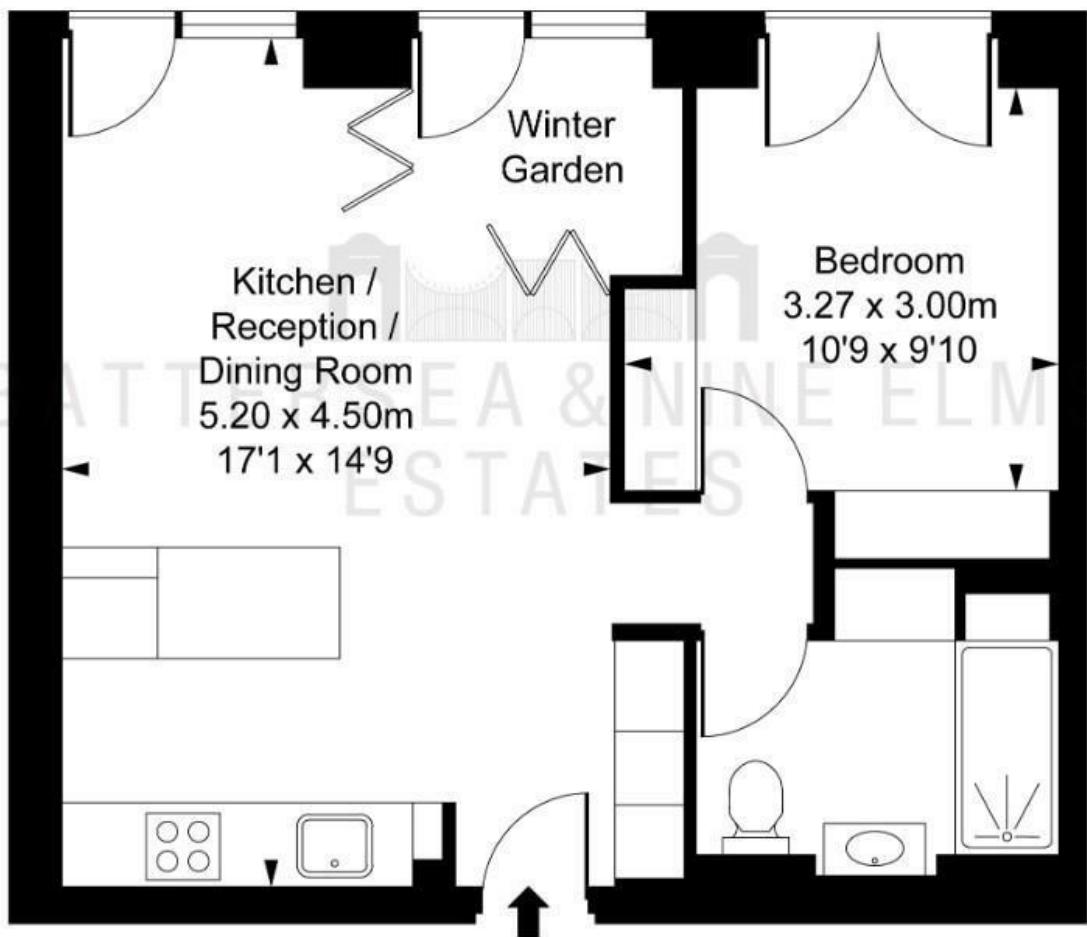


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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