

Ambassador Building, Embassy Gardens

Asking Price £1,370,000

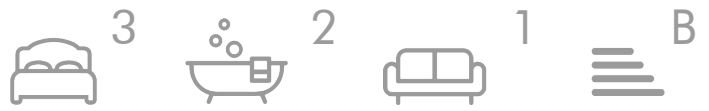
A beautiful large three bedroom apartment set within the highly sought after Embassy Gardens development with parking. Located in Ambassador Building this beautiful apartment features a large open plan living space with a 21.5 sqm balcony as well as a separate winter garden space. The property boasts 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.

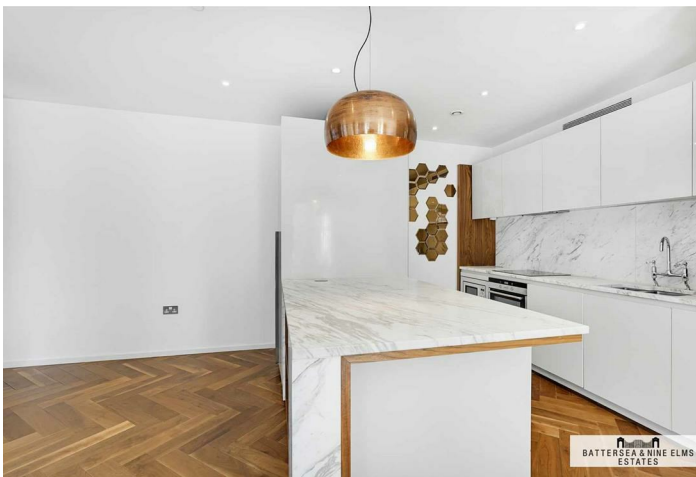
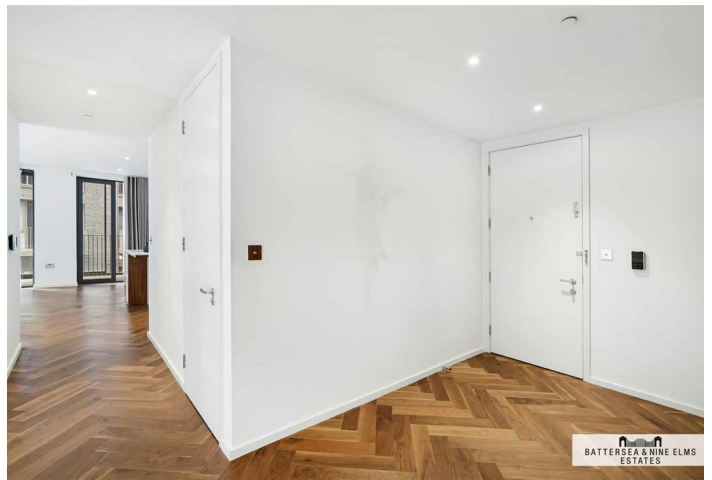
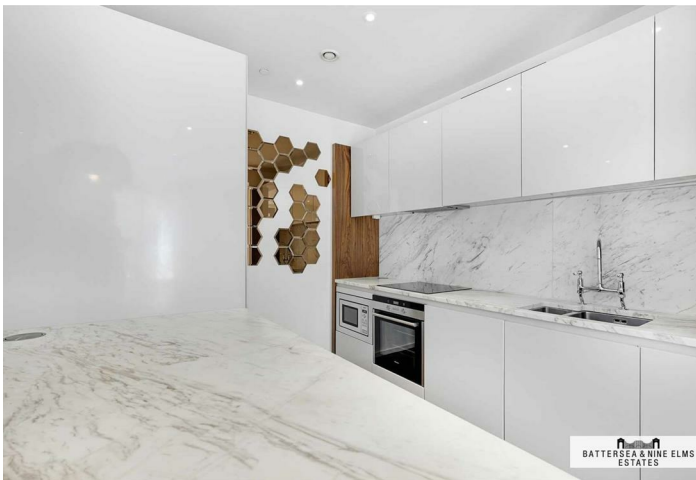
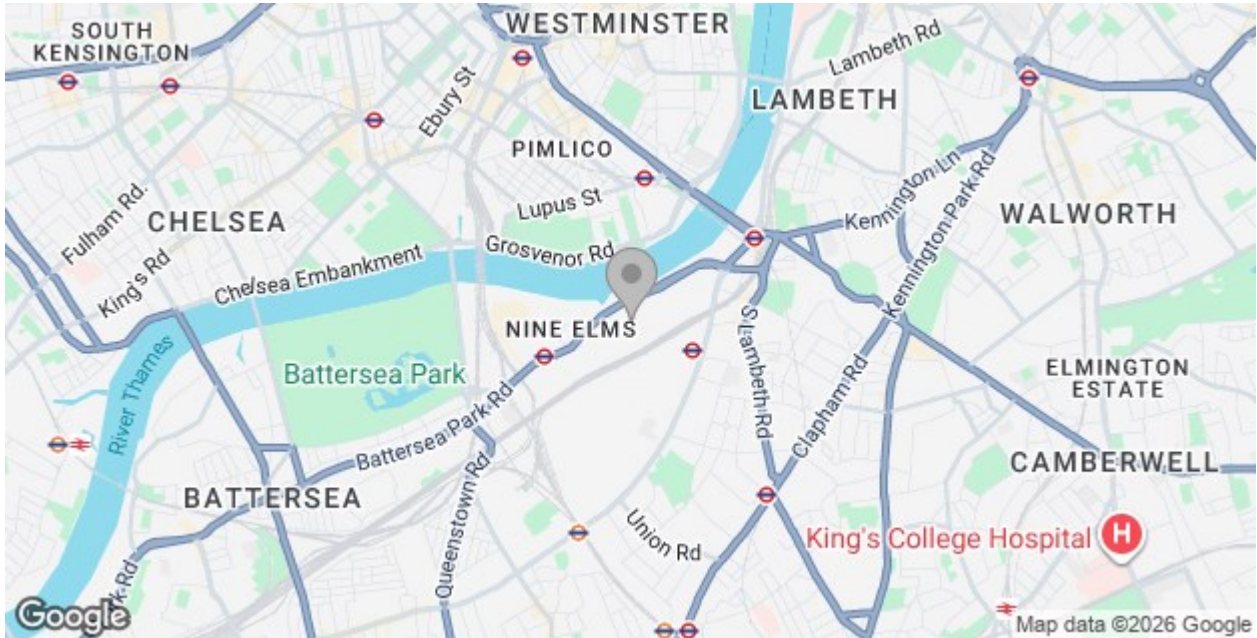
Approx. 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: G (Wandsworth Council)

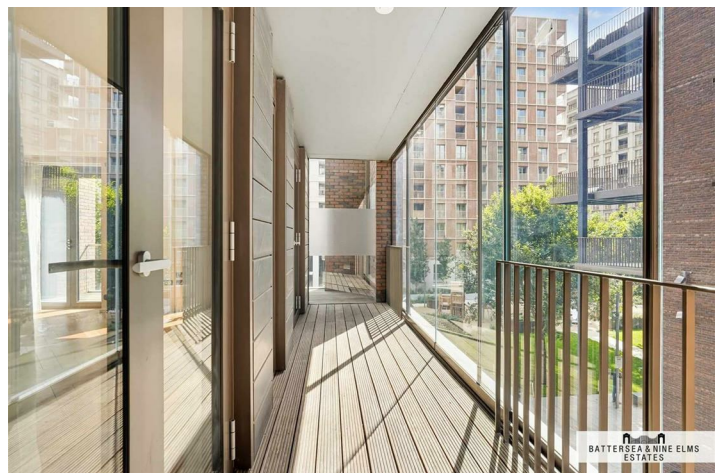
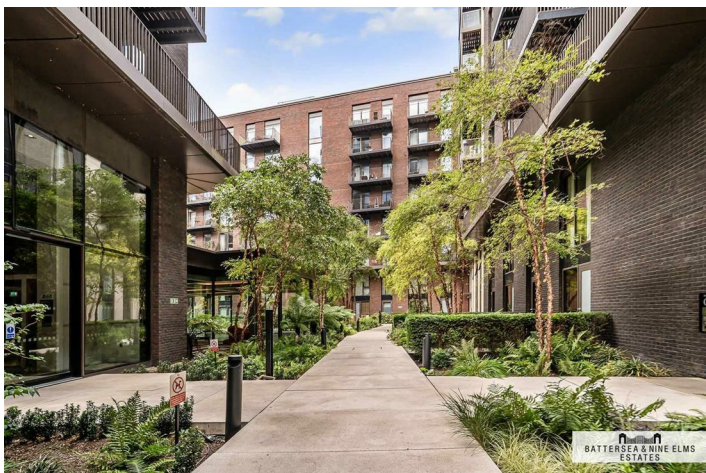
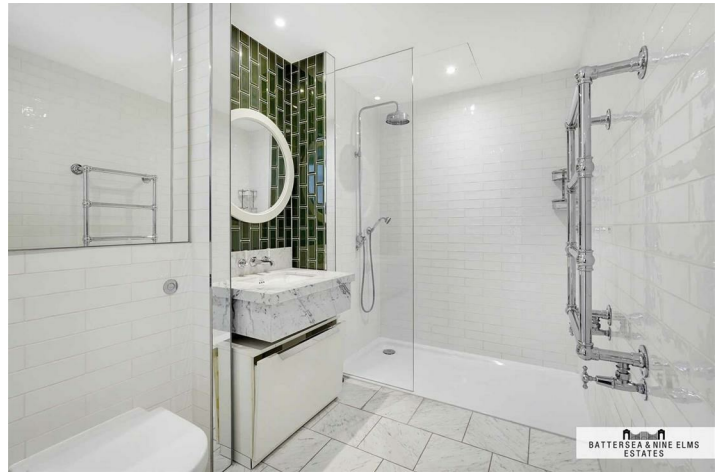
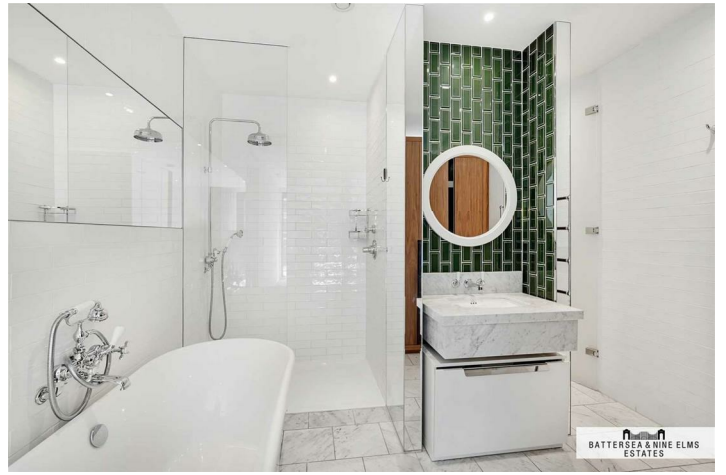
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Valet Parking | Cladding: EWS1 Certificate available

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

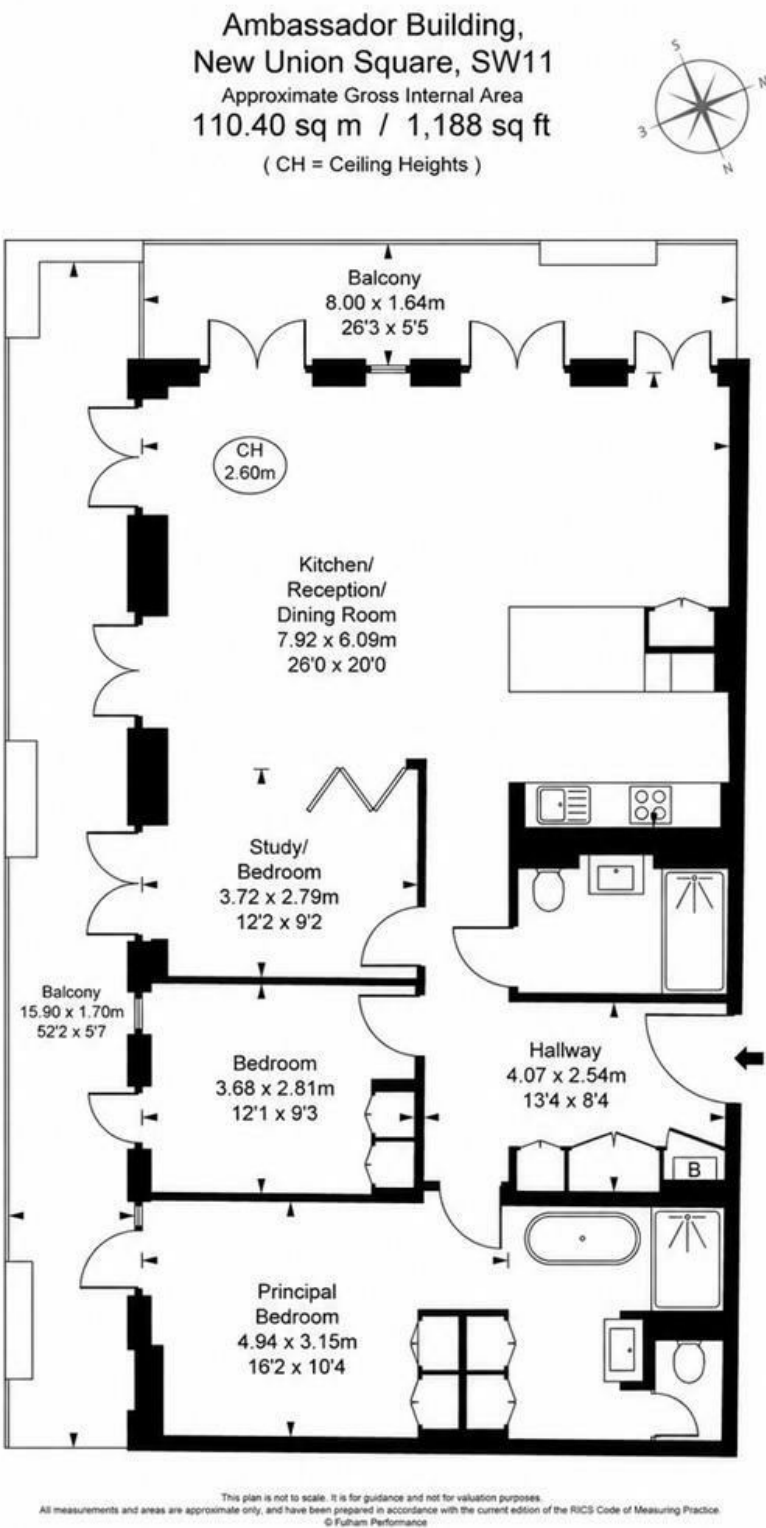


- Three bedrooms
- Two bathrooms (one en suite)
- Balcony
- Winter Garden
- Swimming Pool
- Residents Gym





Floor Plan



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B	86	86	(81-91) B	91	91
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	