



## New Union Square, London

**Asking Price £830,000**

This exceptional two-bedroom apartment is located in the highly desirable Embassy Gardens development. Featuring one balcony, elegant parquet-style flooring, and striking floor-to-ceiling windows, the design of this apartment maximises both natural light and space.

The property offers two spacious double bedrooms, two bathrooms, and a generously sized kitchen/reception area, all fitted with high-end appliances including a dishwasher, washer/dryer, and fridge/freezer.

Residents will enjoy outstanding public transport connections and access to top-tier communal amenities, including a 24-hour concierge, swimming pool, fitness centre, gym, private cinema and residents library.

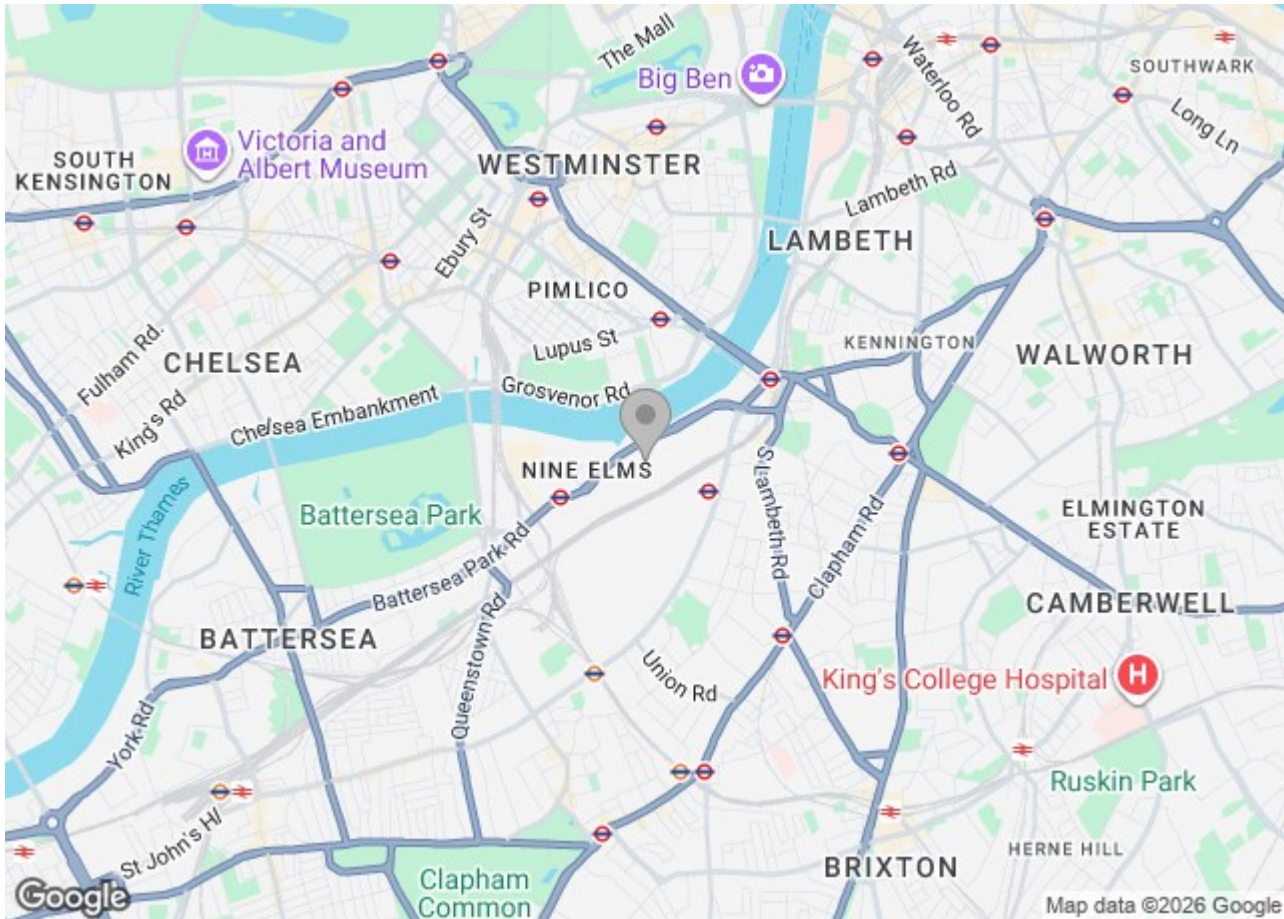
Approximately 985 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: F (Wandsworth Council)

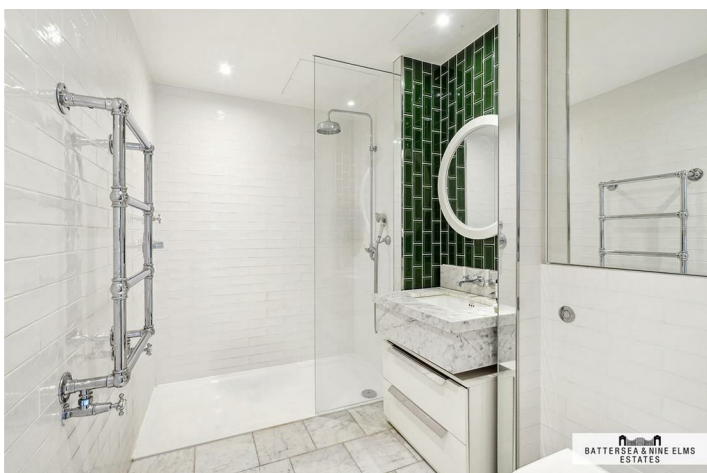
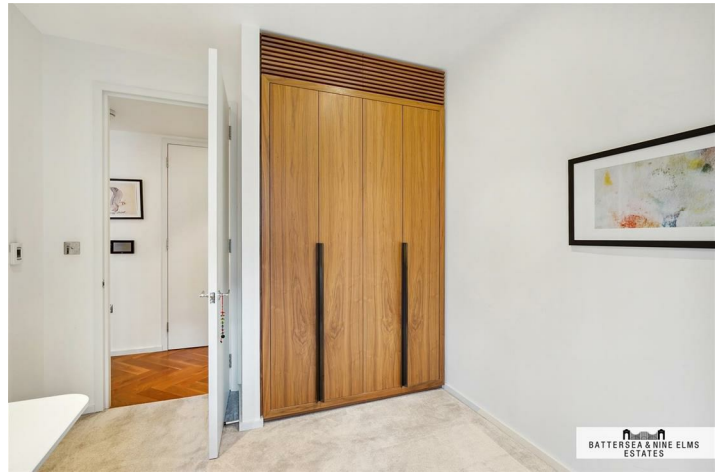
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre  
| Lift Access | Cladding: EWS1 Certificate available

# New Union Square London



- 2 double bedrooms
- Sky pool and Interior swimming
- 24 hour concierge pool
- Zone 1 transport links
- Cinema room
- State of the art gym





Ambassador Building,  
Embassy Gardens,  
Nine Elms, SW8  
Approximate Gross Internal Area  
74 sq m / 797 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 85 / 85

Environmental Impact (CO<sub>2</sub>) Rating: A / A