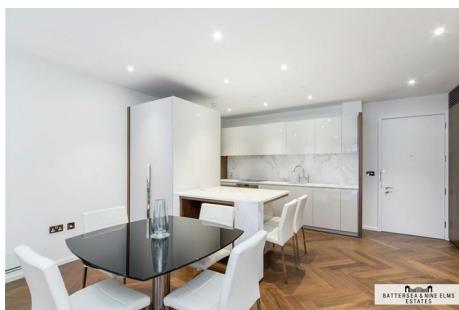




**BATTERSEA & NINE ELMS
ESTATES**

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



8 New Union Square London

A bright and spacious two bedroom apartment situated within the Capital Building. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and offers the chance to live a stone's throw away from the US embassy. Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre and residents library.

Council Tax Band: Wandsworth - G
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWST1 Certificate available

£950 Per Week

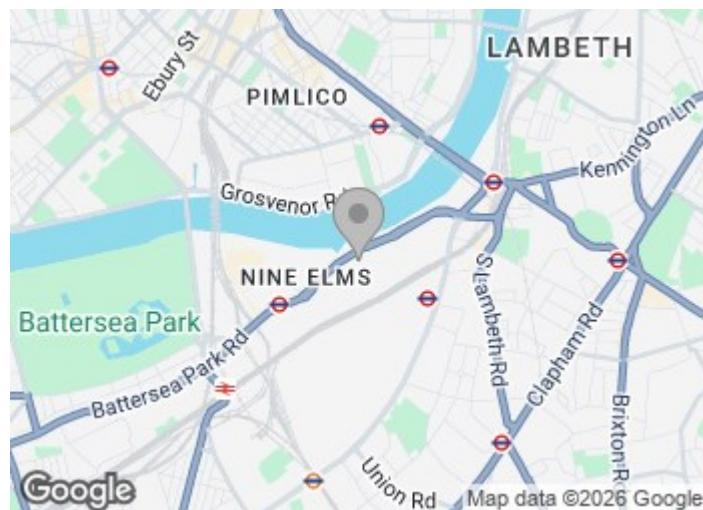
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

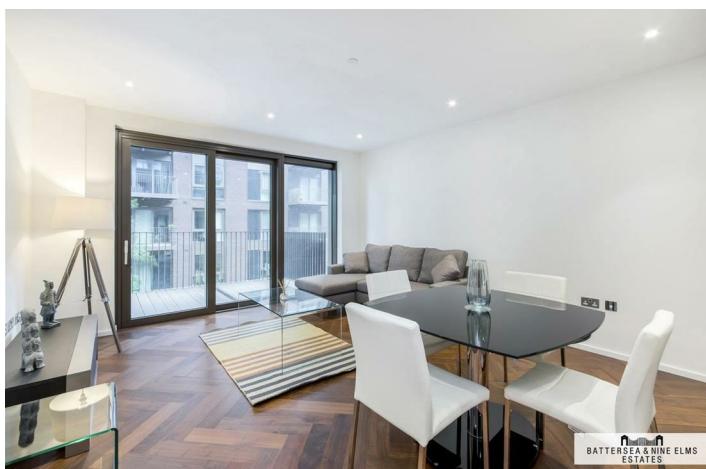
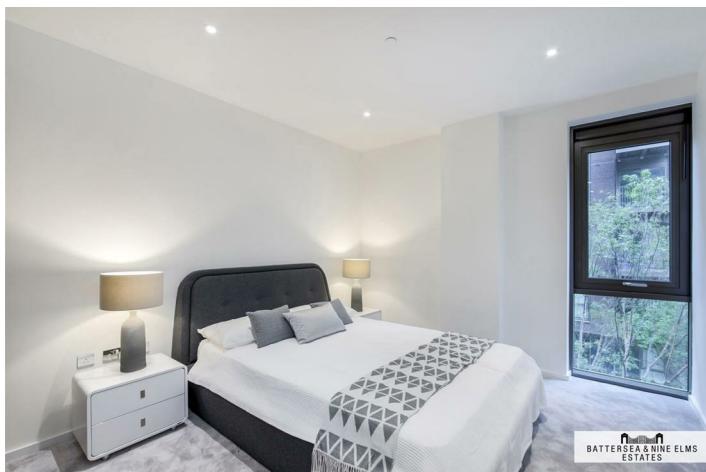
8 New Union Square London



- Two bedrooms
- 24 Hour concierge
- Residents lounge
- Two bathrooms
- Residents library
- Residents sky pool, spa and gym
- Balcony
- Residents cinema suite



Directions



Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
82.00 sq m / 883 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		86	86
(81-91) B			
(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	