



Ambassador Building, Embassy Gardens Asking Price £889,000

Welcome to this stunning modern apartment located in the prestigious Ambassador Building at Embassy Gardens. Spanning an impressive 794 square feet, this property offers a perfect blend of contemporary living and comfort.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The apartment features two well-appointed bedrooms, each designed to offer a peaceful retreat. With two stylish bathrooms, convenience and privacy are assured for you and your guests.

The Ambassador Building is known for its exceptional amenities and prime location, making it a desirable choice for those seeking a vibrant urban lifestyle. Residents can enjoy easy access to nearby parks, restaurants, and shops, all within a short stroll.

Approx. 984 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: F (Wandsworth Council)

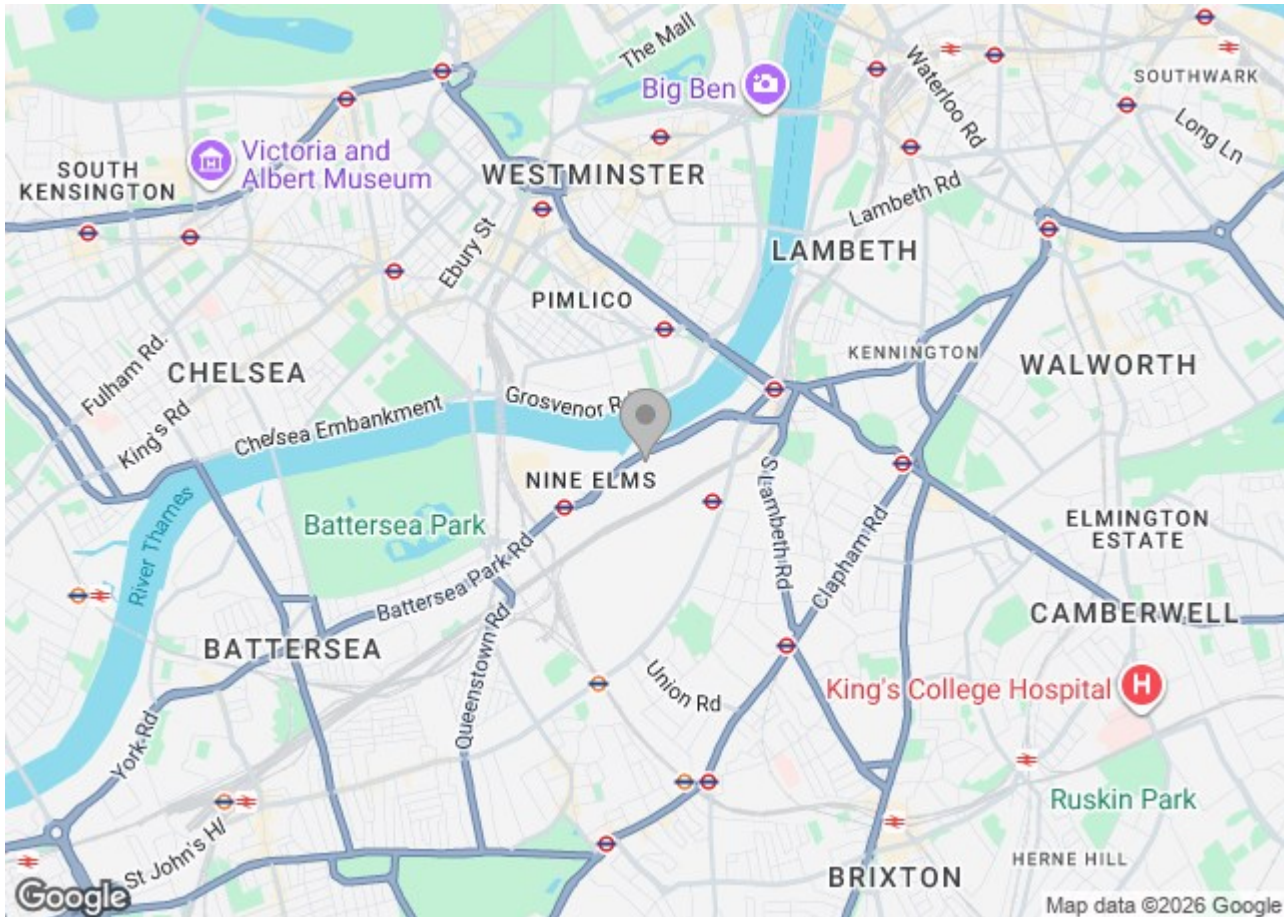
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Cladding: EWS1 Certificate available

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

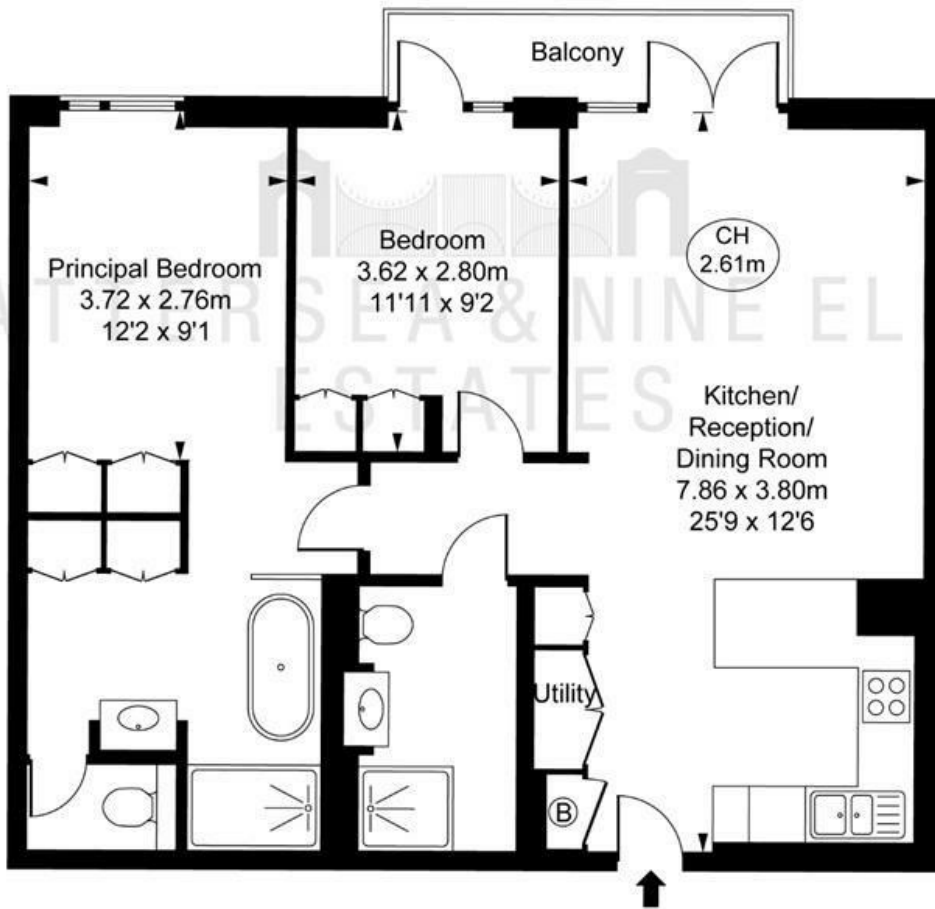


- Two bedrooms
- Two bathrooms
- Access to sky pool
- 24 hour concierge
- Residents gymnasium & swimming pool





Ambassador Building,
New Union Square SW11
Approximate Gross Internal Area
73.73 sq m / 794 sq ft
(CH = Ceiling Heights)



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		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	