



## Capital Building, Embassy Gardens Offers In Excess Of £950,000

A spacious two bedroom apartment in the Capital Building. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and offers a chance to live a stone's throw away from the US embassy and the River Thames.

Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre 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  
Service charge review period: N/A  
Council tax band: G (Wandsworth Council)

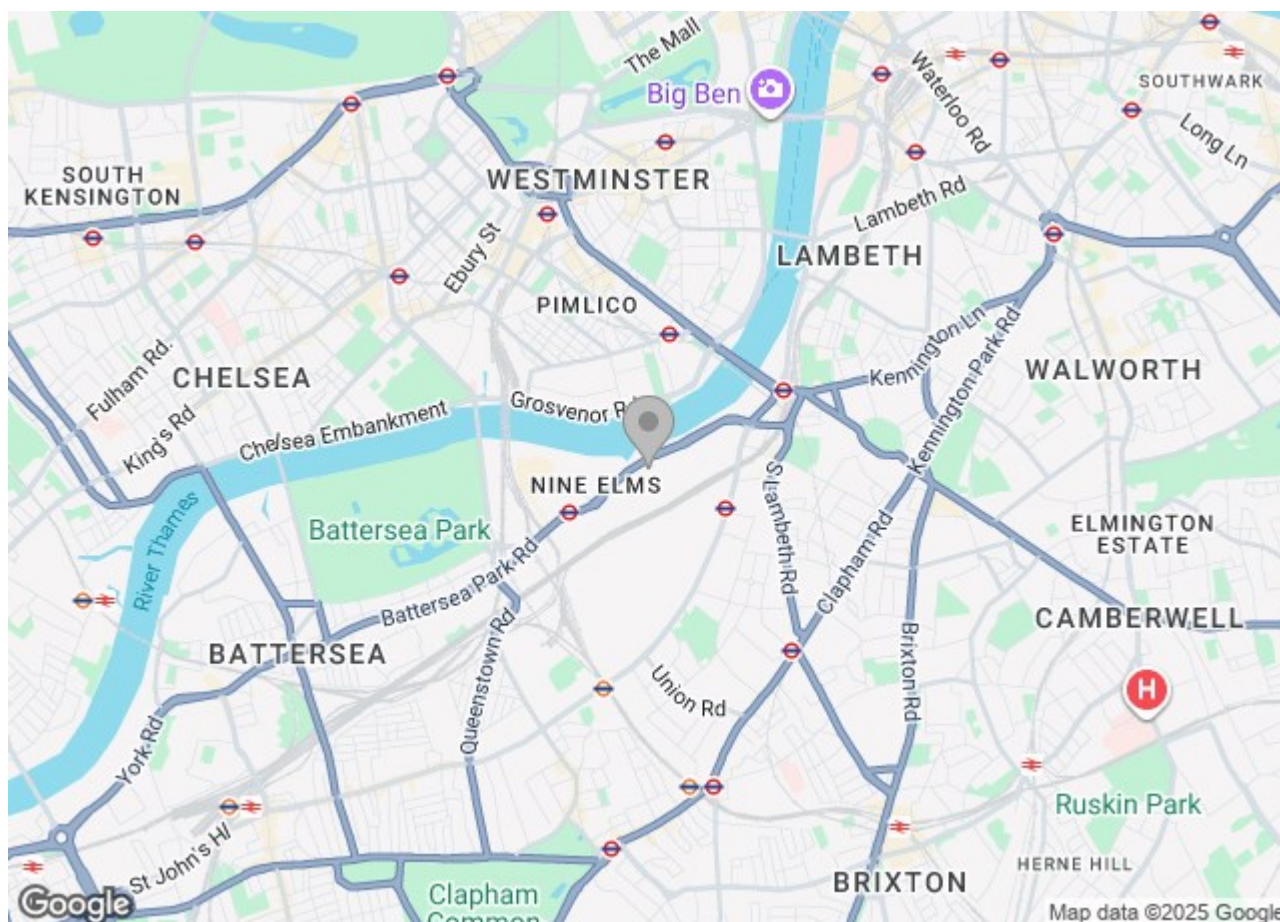
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

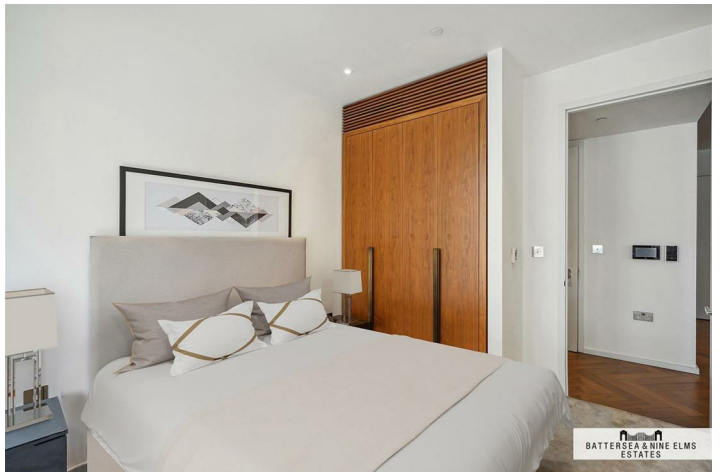
## 8 New Union Square London



- Two Bedrooms
- Residents Gym
- 24 Hour concierge
- Two Bathrooms
- Residents Lounge
- Winter garden
- Residents Pool and Spa
- Residents Cinema
- Excellent transport links- Zone 1







Capital Building,  
Embassy Gardens, SW8

Approximate Gross Internal Area  
917 sq ft / 85.20 sq m

Winter Garden  
Approximate Gross Internal Area  
70 sq ft / 6.50 sq m

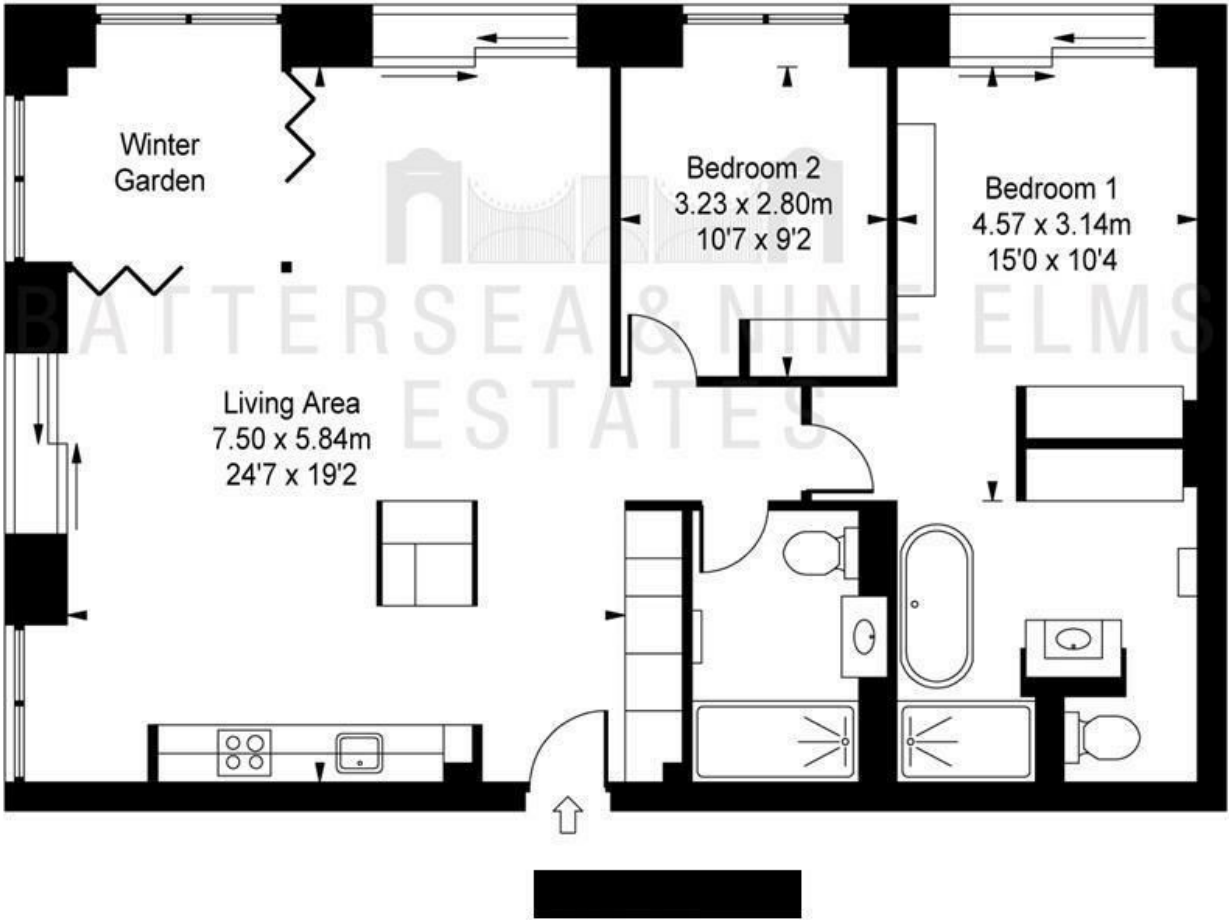


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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