



Ambassador Building
5 New Union Square, SW11

CHESTERTONS





A beautifully appointed fourth-floor apartment within the prestigious Embassy Gardens development, finished to an exceptional standard and offering an enviable combination of style, space and luxury.

The property opens into a superbly proportioned, light-filled open-plan kitchen and reception room, designed for both elegant entertaining and comfortable everyday living. Floor-to-ceiling doors lead directly onto a sunny private balcony spanning the full length of the apartment, overlooking the beautifully landscaped communal podium gardens.

The principal bedroom is a generous double with two built-in wardrobes and a luxurious en-suite bathroom. The second bedroom is also a well-sized double and benefits from a large built-in wardrobe. Both bedrooms enjoy direct access to the balcony, creating a wonderful sense of space and allowing the accommodation to be filled with natural light.

A particularly versatile third bedroom provides excellent flexibility. The space can be opened to extend the main living area, or enclosed to create a third double bedroom, study or dedicated home office, depending on the occupier's requirements.

Presented in excellent condition throughout, the apartment has been exceptionally well maintained and carefully looked after, offering a turnkey opportunity within one of London's most desirable riverside developments. A further great feature of this apartment is that it comes with a parking space in the development carpark

Residents of Embassy Gardens enjoy an outstanding collection of private amenities, including a 24-hour concierge, private cinema screening room, library and residents' lounge, business centre, dry-cleaning service, yoga studio, two private gyms, indoor swimming pool and the renowned Sky Pool.

- Three bedrooms
- Two bathrooms
- 1055sq ft
- 24-hour Concierge
- Surrounded by an excellent selection of cafés, restaurants, bars and shops
- Private Parking, walking distance to Vauxhall Station

Asking Price £1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 988 years

Service Charge: £12000

Ground Rent: £1100

Local Authority: Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

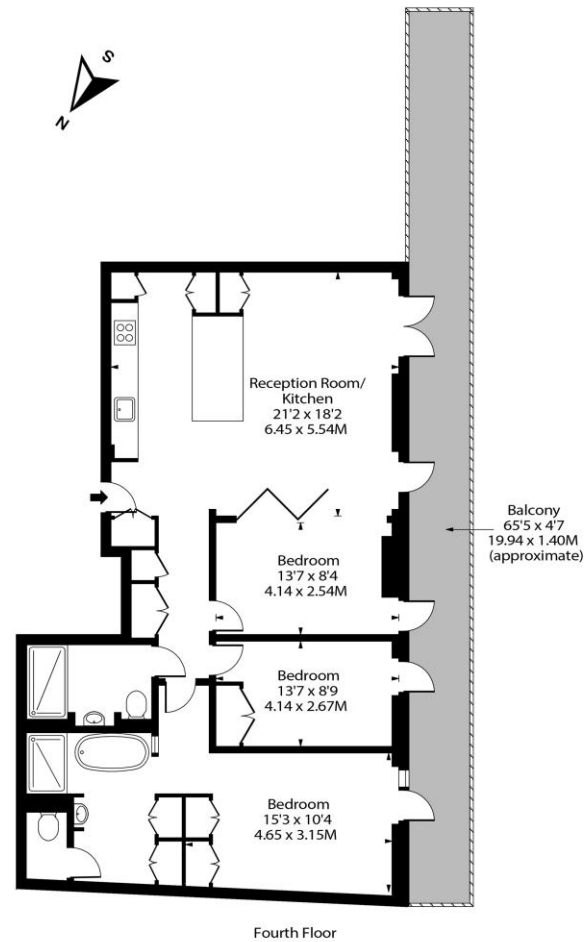
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Approx Gross Internal Area **1055 Sq Ft - 98.01 Sq M**

Includes Limited Use Area - 31 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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