



NEW UNION SQUARE |  
NINE ELMS | SW11 7AE  
ASKING PRICE £830,000

LIVING SPACE PRESENTS THIS ONE-BEDROOM APARTMENT, APPROXIMATELY 667 SQ FT, LOCATED ON THE 8TH FLOOR OF THE CAPITAL BUILDING IN EMBASSY GARDENS, WITH DIRECT VIEWS OF THE RIVER THAMES. THE PROPERTY FEATURES AN OPEN-PLAN RECEPTION WITH FLOOR-TO-CEILING WINDOWS, WALNUT PARQUET FLOORING, MARBLE WORK SURFACES, AND INTEGRATED APPLIANCES. THE KITCHEN IS FULLY FITTED, AND THE DOUBLE BEDROOM INCLUDES BUILT-IN WARDROBES. THE BATHROOM IS FINISHED TO A HIGH STANDARD WITH QUALITY FIXTURES. RESIDENTS HAVE ACCESS TO A RANGE OF ON-SITE AMENITIES, INCLUDING AN INDOOR SWIMMING POOL WITH SWIM-OUT JACUZZI, GYM, PRIVATE CINEMA, RESIDENTS' LOUNGE WITH POOL TABLE, BUSINESS CENTRE, AND 24-HOUR CONCIERGE. EMBASSY GARDENS IS LOCATED APPROXIMATELY 8 MINUTES' WALK FROM VAUXHALL STATION, OFFERING TRANSPORT LINKS TO THE WEST END, CITY, AND CANARY WHARF.

- FLAT
- 1 BATHROOM
- ACCESSIBILITY: LIFT
- SKY POOL
- GYM
- 1 BED + 1 RECEPTION
- ENERGY RATING : B
- NO PARKING
- 24HR CONCIERGE
- DIRECT RIVER THAMES VIEWS

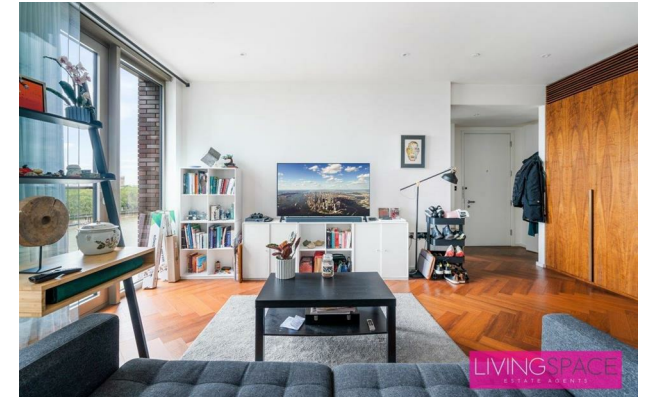
KITCHEN

LIVING/DINING ROOM

BEDROOM

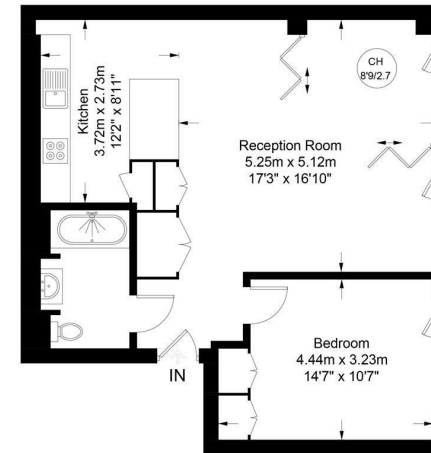
BATHROOM

SEPARATE WC



### Capital Building, SW11

Approximate Gross Internal Area = 676 sq ft / 62.8 sq m



### Eighth Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID975024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

COUNCIL TAX BAND G  
EPC RATING

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