



Capital Building, Embassy Gardens, SW11

Asking Price £1,150,000

An exquisite two-bedroom duplex apartment extending to approximately 1,145 sq ft, beautifully finished throughout and enjoying a tranquil outlook across the landscaped gardens of the prestigious Embassy Gardens development.

Arranged over two levels, this exceptional residence combines sophisticated contemporary design with generous proportions and meticulous attention to detail.

The elegant open-plan reception and dining room features rich herringbone timber flooring, expansive floor-to-ceiling glazing and direct access to a private garden-facing terrace, creating a wonderful setting for entertaining and relaxation.

The striking kitchen showcases sleek cabinetry, beautifully veined stone worktops, integrated appliances and a substantial central island with illuminated timber shelving and a wine cooler.

The upper level comprises two generously proportioned double bedrooms with extensive fitted wardrobes and peaceful leafy outlooks. Beautifully appointed bathing facilities, a stylish family bathroom and a separate guest cloakroom complete the accommodation.

The apartment further benefits from parking, with its beautifully curated furniture available by separate negotiation, offering the opportunity to acquire a stylish, ready-to-enjoy London home.

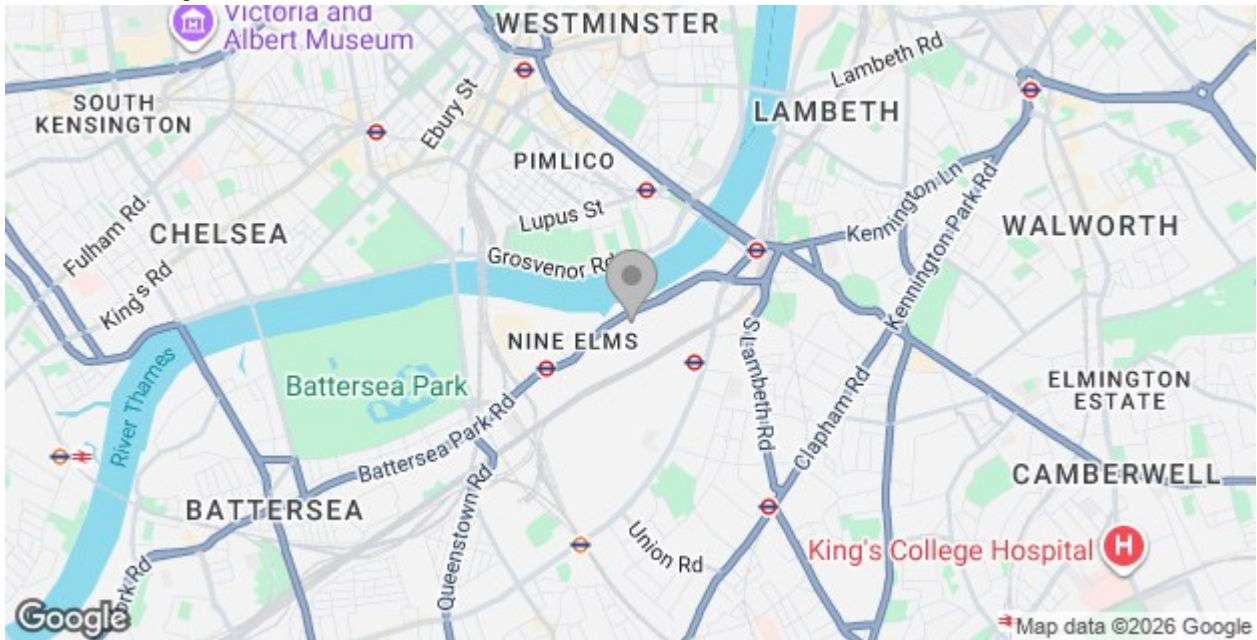
Residents enjoy access to the renowned facilities, including the iconic Sky Pool, indoor swimming pool, gyms, spa, yoga studio, private cinema, residents' lounge, library and business facilities, alongside a 24-hour concierge service.

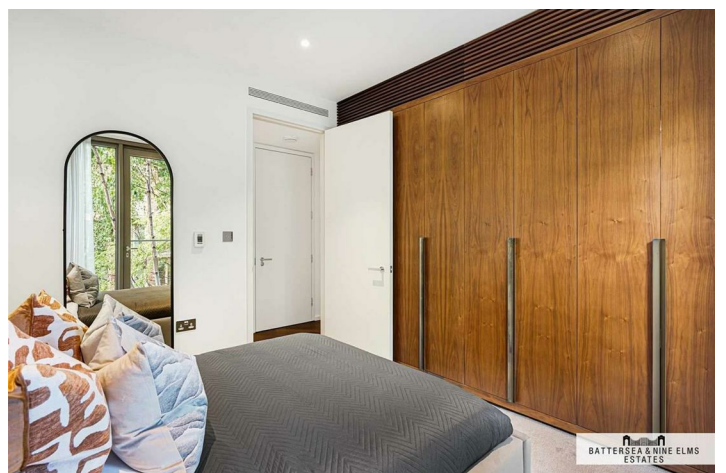
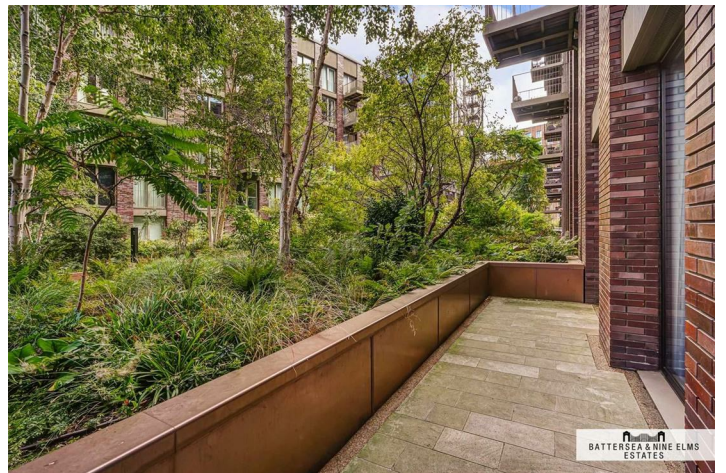
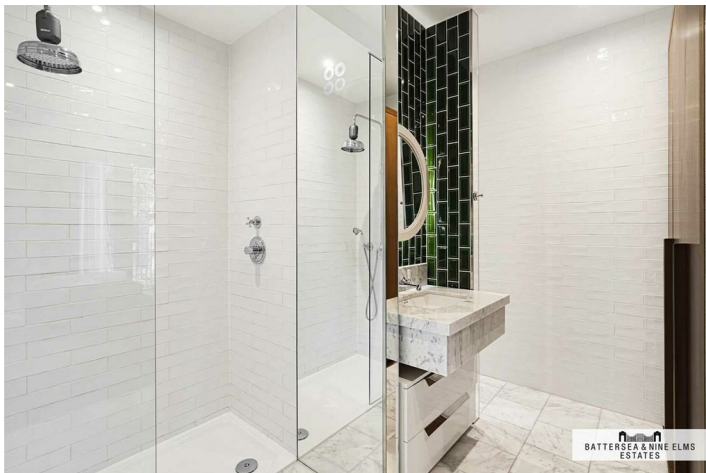
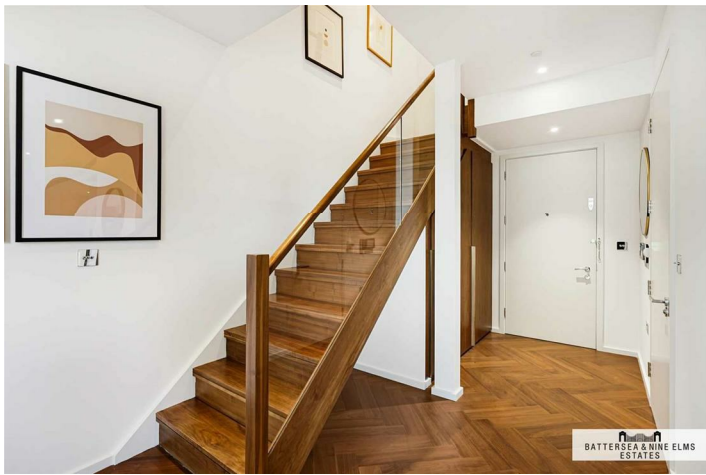
Ideally positioned moments from the River Thames, Embassy Gardens offers an exceptional lifestyle with cafés, restaurants and Waitrose nearby. Battersea Power Station and Nine Elms Underground station are also within easy reach.

A sophisticated London residence combining refined interiors, exceptional amenities and a rare sense of tranquillity.



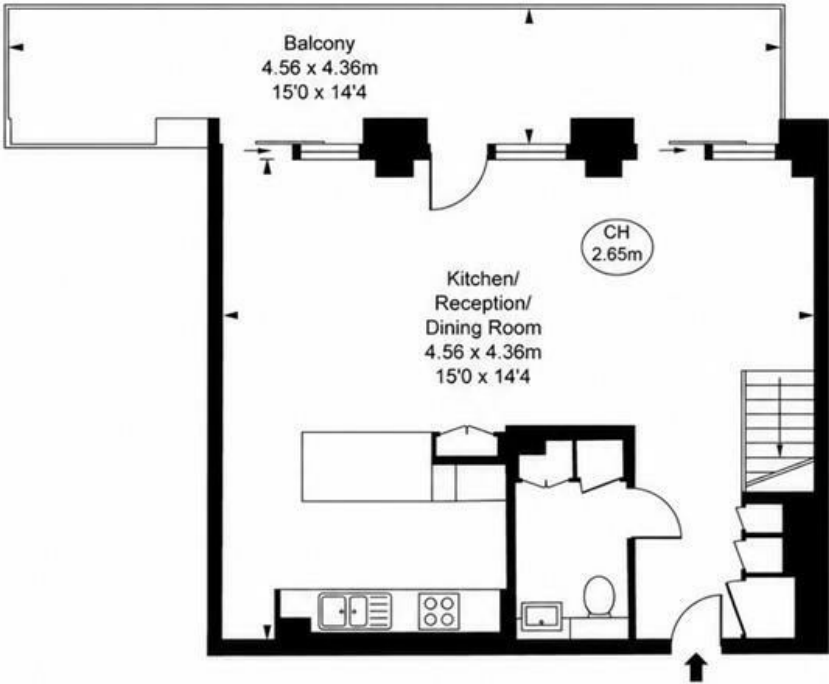
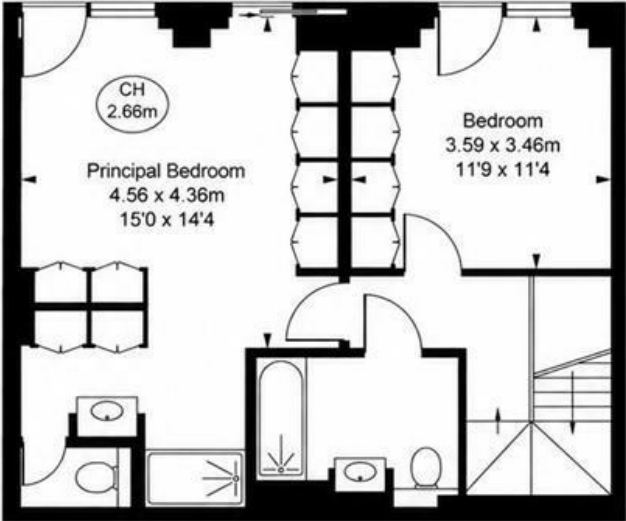
- Exceptional two-bedroom duplex apartment
- Parking
- Two luxurious bathrooms and separate guest cloakroom
- 24-hour concierge and excellent transport links via Nine Elms Underground
- Approximately 1,145 sq ft of beautifully appointed accommodation
- Bespoke-style kitchen with marble finishes and central island
- Extensive fitted wardrobes and excellent storage
- Private terrace overlooking tranquil landscaped gardens
- Elegant open-plan reception and dining area
- Exclusive facilities access, including iconic Sky Pool, indoor pool, gyms, spa and private cinema*





Floor Plan

Capital Building,
New Union Square, SW11
Approximate Gross Internal Area
106.34 sq m / 1,145 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	