



## Ambassador Building, Embassy Gardens

**£600,000**

806 sq ft one bedroom apartment! Welcome to this modern apartment located in the prestigious Ambassador Building at Embassy Gardens. Spanning an impressive 806 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 well-designed layout ensures that every inch of space is utilised effectively, making it feel both roomy and cosy.

The apartment features a generously sized bedroom, providing a peaceful retreat at the end of the day. The bathroom is stylishly appointed, offering a modern finish that complements the overall aesthetic of the home.

Living in Embassy Gardens means you are part of a vibrant community, with an array of amenities and green spaces nearby. This location is not only convenient but also offers a unique lifestyle, with easy access to transport links and local attractions.

This property is perfect for individuals or couples seeking a modern living space in a sought-after area. Don't miss the opportunity to make this delightful apartment your new home.

Approx. 985 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)

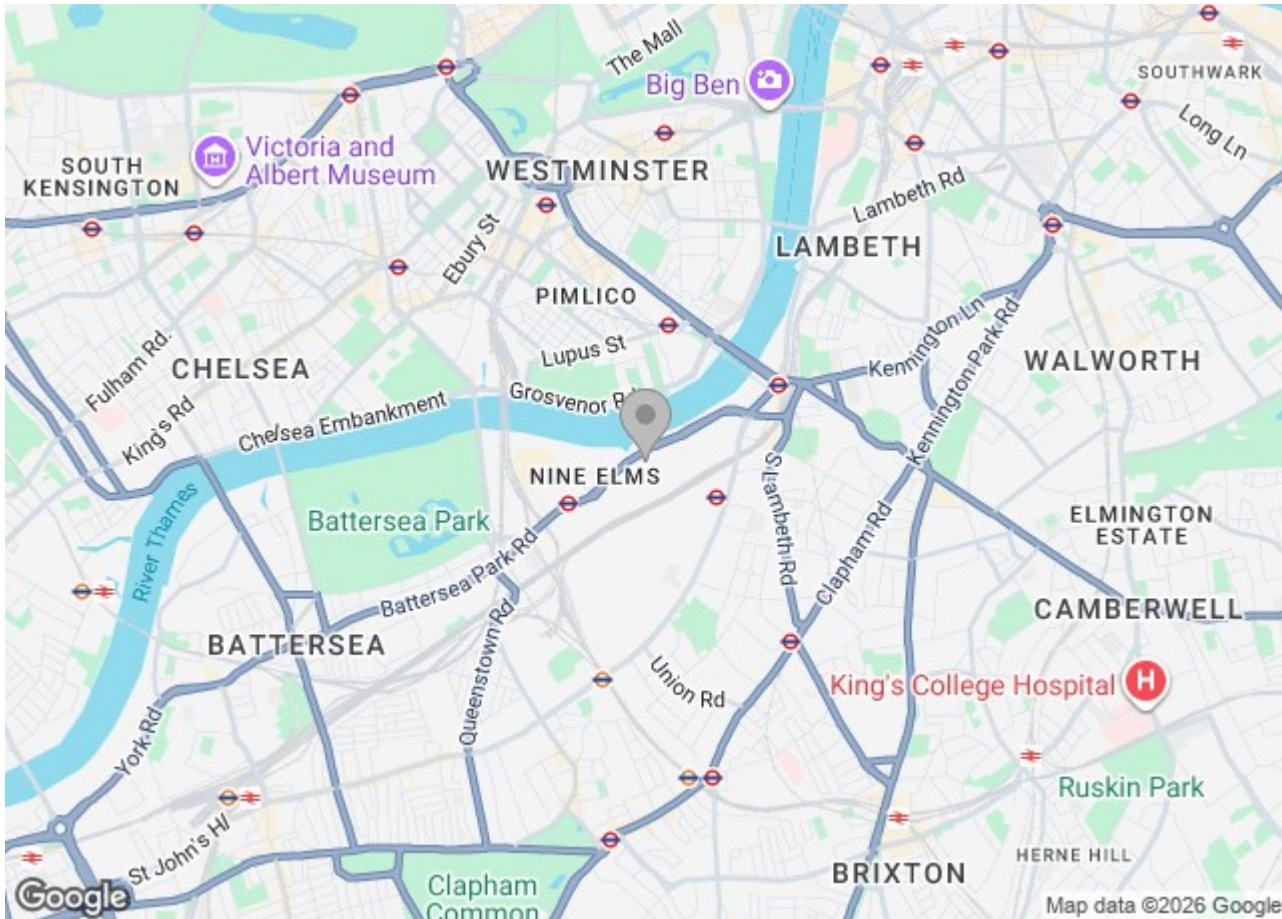
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking no | Cladding: EWS1 Certificate available

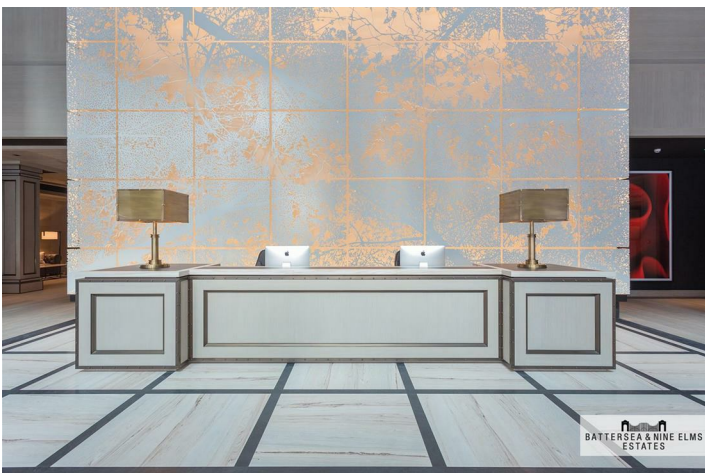
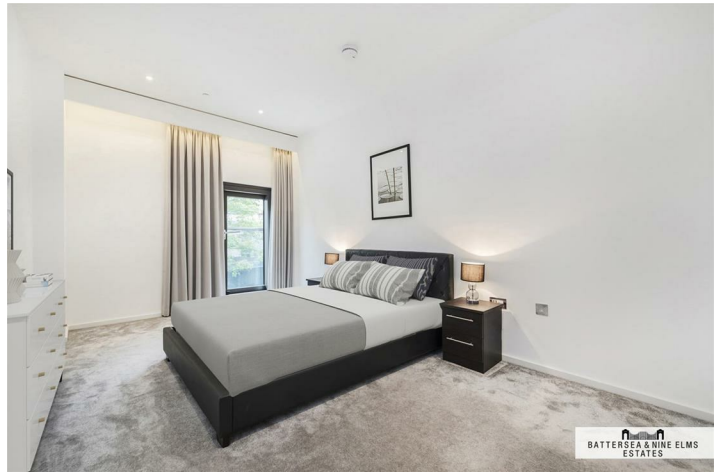
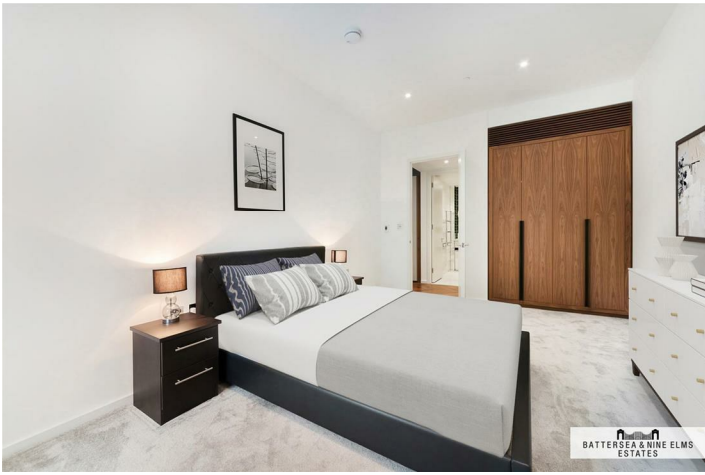
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 5 New Union Square London



- Sky pool and sky deck
- 24 hour concierge
- Gym and indoor pool
- One bedroom
- Residents cinema and library
- One bathroom





Ambassador Building,  
Embassy Gardens, [REDACTED]  
Approximate Gross Internal Area  
74.90 sq m / 806 sq ft

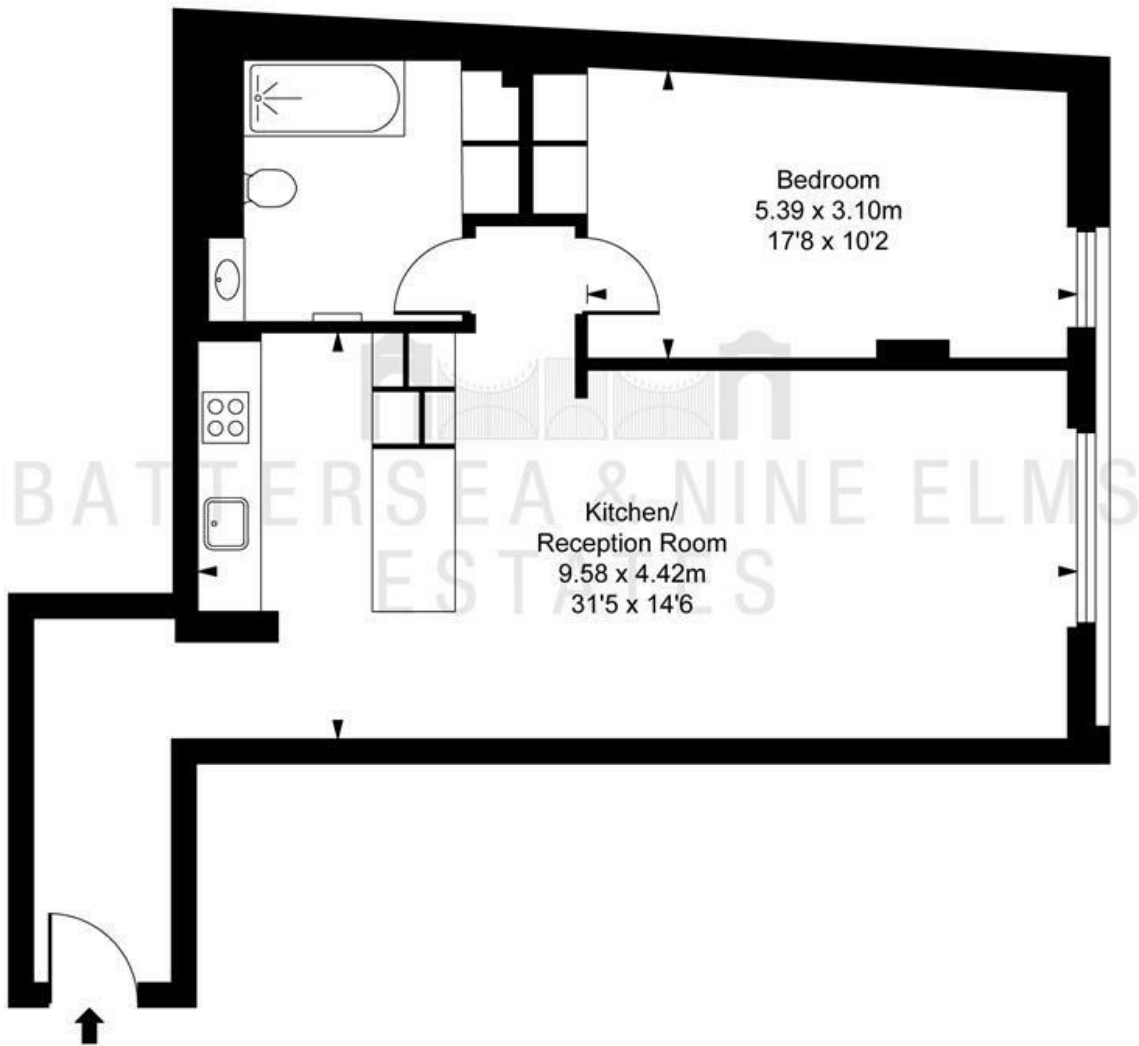


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(49-60) <b>C</b>			
(55-68) <b>D</b>				(35-48) <b>D</b>			
(39-54) <b>E</b>				(20-34) <b>E</b>			
(21-38) <b>F</b>				(11-19) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	73	73	England & Wales		EU Directive 2002/91/EC