

Capital Building, Embassy Gardens, SW11

Asking Price £1,050,000

An exceptional high-floor two-bedroom, two-bathroom apartment in the prestigious Capital Building at Embassy Gardens, presented in immaculate condition and benefiting from a private balcony, impressive views and secure parking.

The apartment offers a beautifully proportioned open-plan living and entertaining space, with floor-to-ceiling glazing providing excellent natural light and far-reaching views towards the River Thames and the US Embassy. The contemporary kitchen is seamlessly integrated into the reception room and features sleek cabinetry, marble finishes, integrated appliances and a breakfast bar.

Both bedrooms are generously sized with excellent built-in storage. The principal bedroom benefits from a stylish en-suite bathroom, while the second bedroom is served by a further beautifully finished bathroom. High-quality finishes throughout include herringbone timber flooring, bespoke joinery, marble surfaces and comfort cooling.

A particular highlight is the private covered balcony, providing an excellent outdoor entertaining space with open views across Embassy Gardens and towards the river and London skyline.

The property is offered in superb condition and includes the valuable benefit of a secure parking space.

Capital Building forms part of Embassy Gardens, one of Nine Elms' landmark developments, moments from the River Thames and the US Embassy. Residents enjoy access to an outstanding range of facilities, while excellent transport connections are provided by Nine Elms and Vauxhall stations, giving convenient access to the West End, City and beyond.

An impressive turnkey apartment combining contemporary design, exceptional views, private outside space and parking in one of London's most distinctive riverside developments.



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- High-floor two-bedroom apartment

- Generous private covered balcony

- Contemporary kitchen with marble finishes

- Prestigious Capital Building, Embassy Gardens

- Two beautifully appointed bathrooms

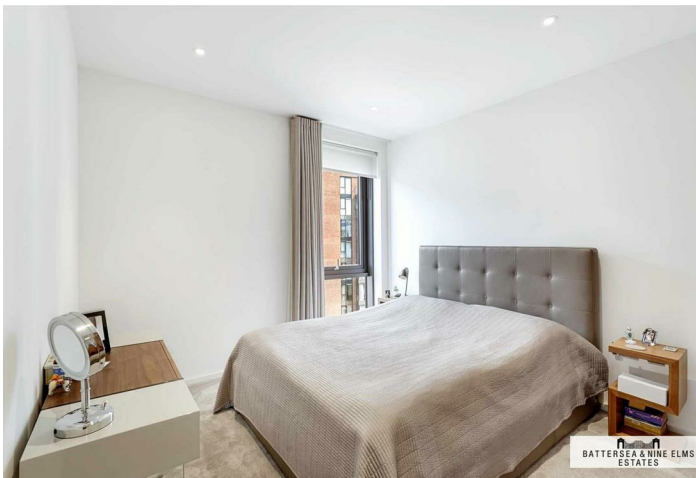
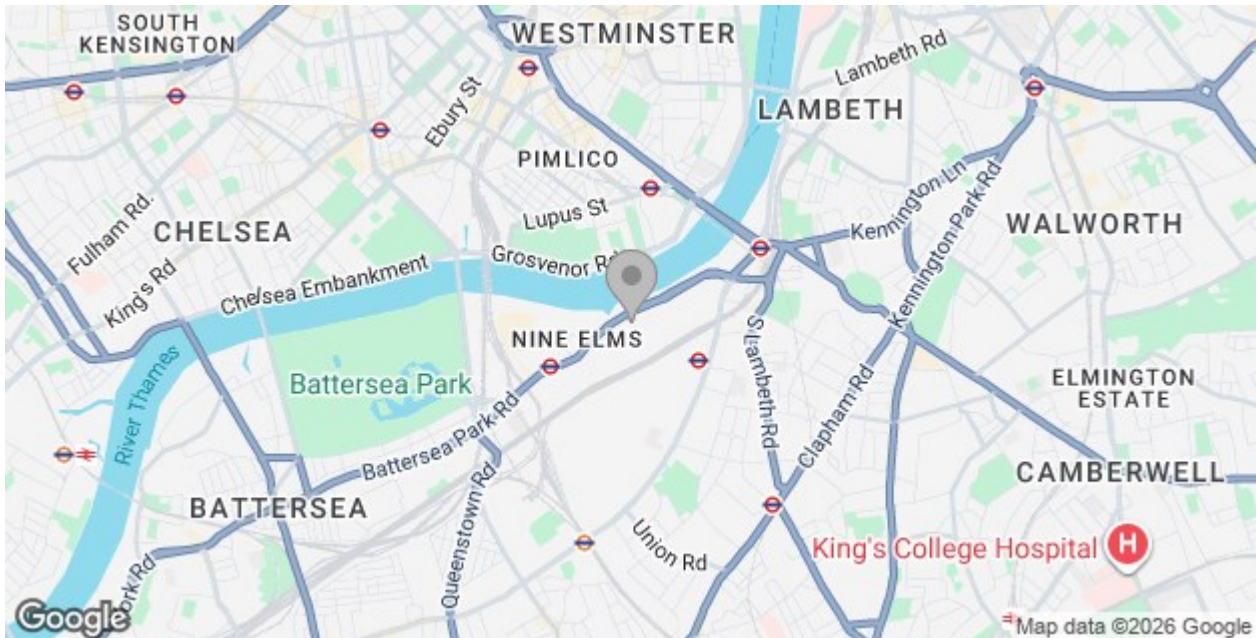
- Views towards the River Thames & US Embassy

- Bespoke fitted wardrobes & excellent storage

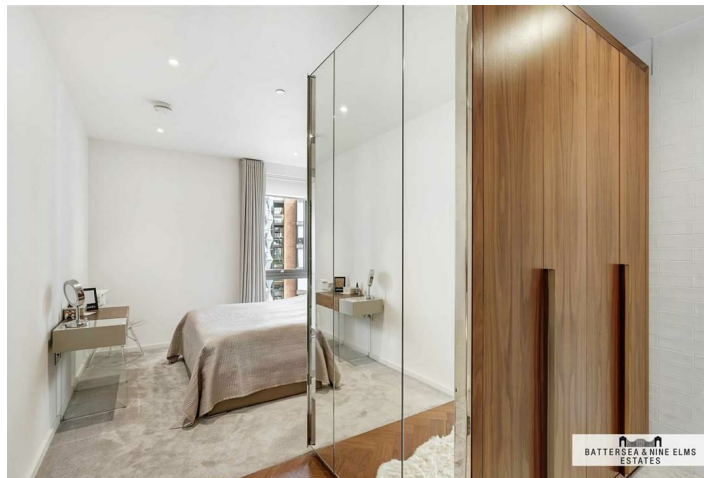
- Immaculately presented throughout

- Bright dual-aspect open-plan reception

- Valet parking



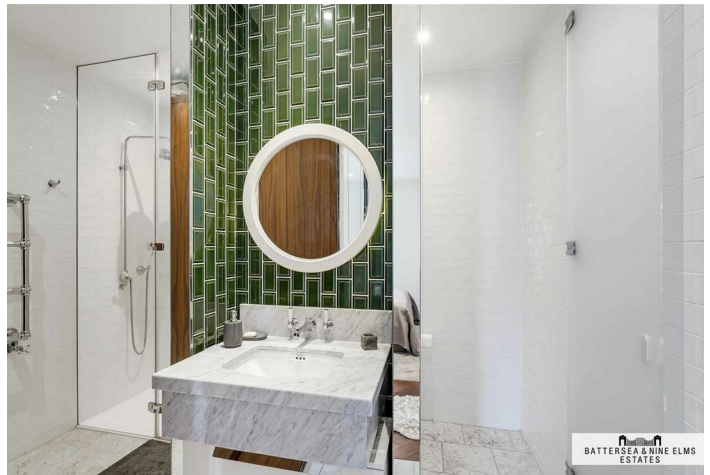
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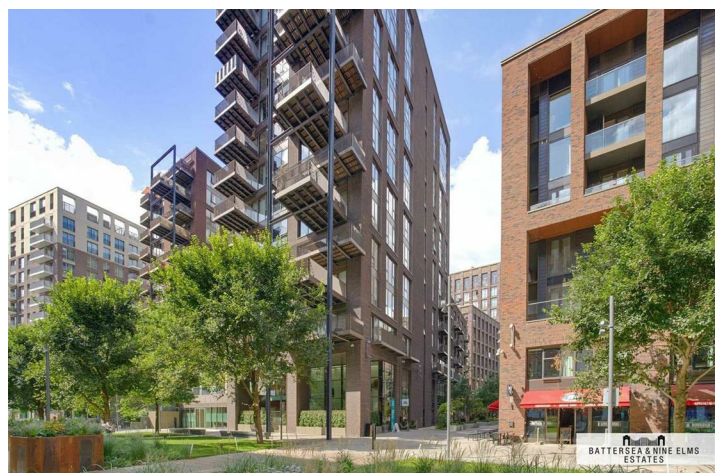
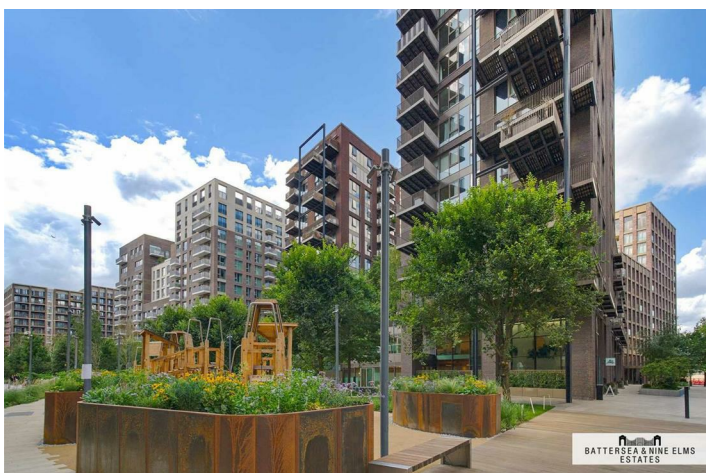
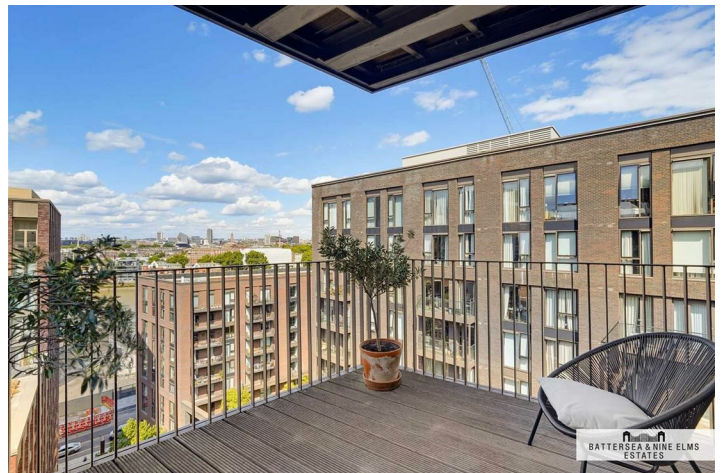
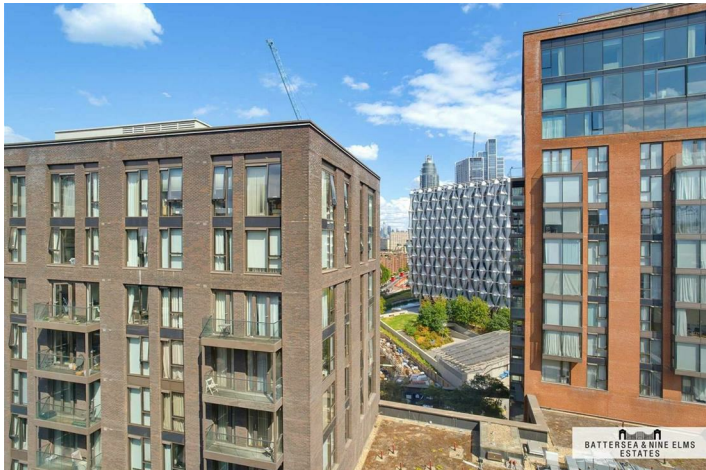
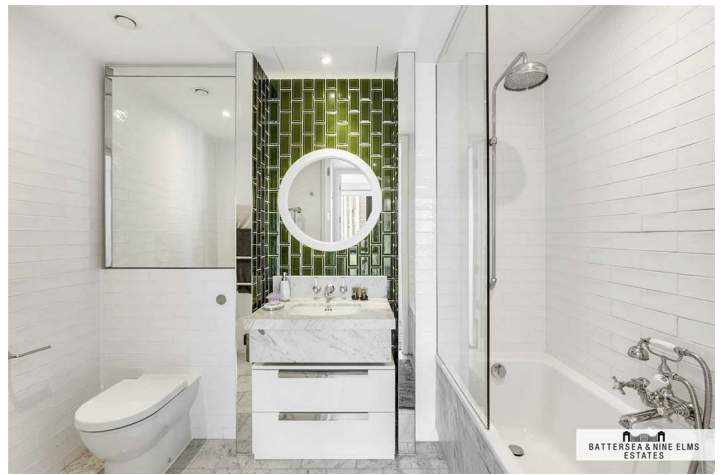
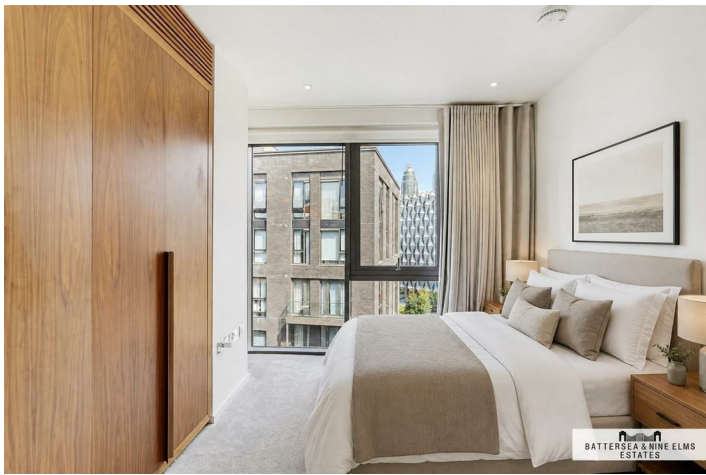
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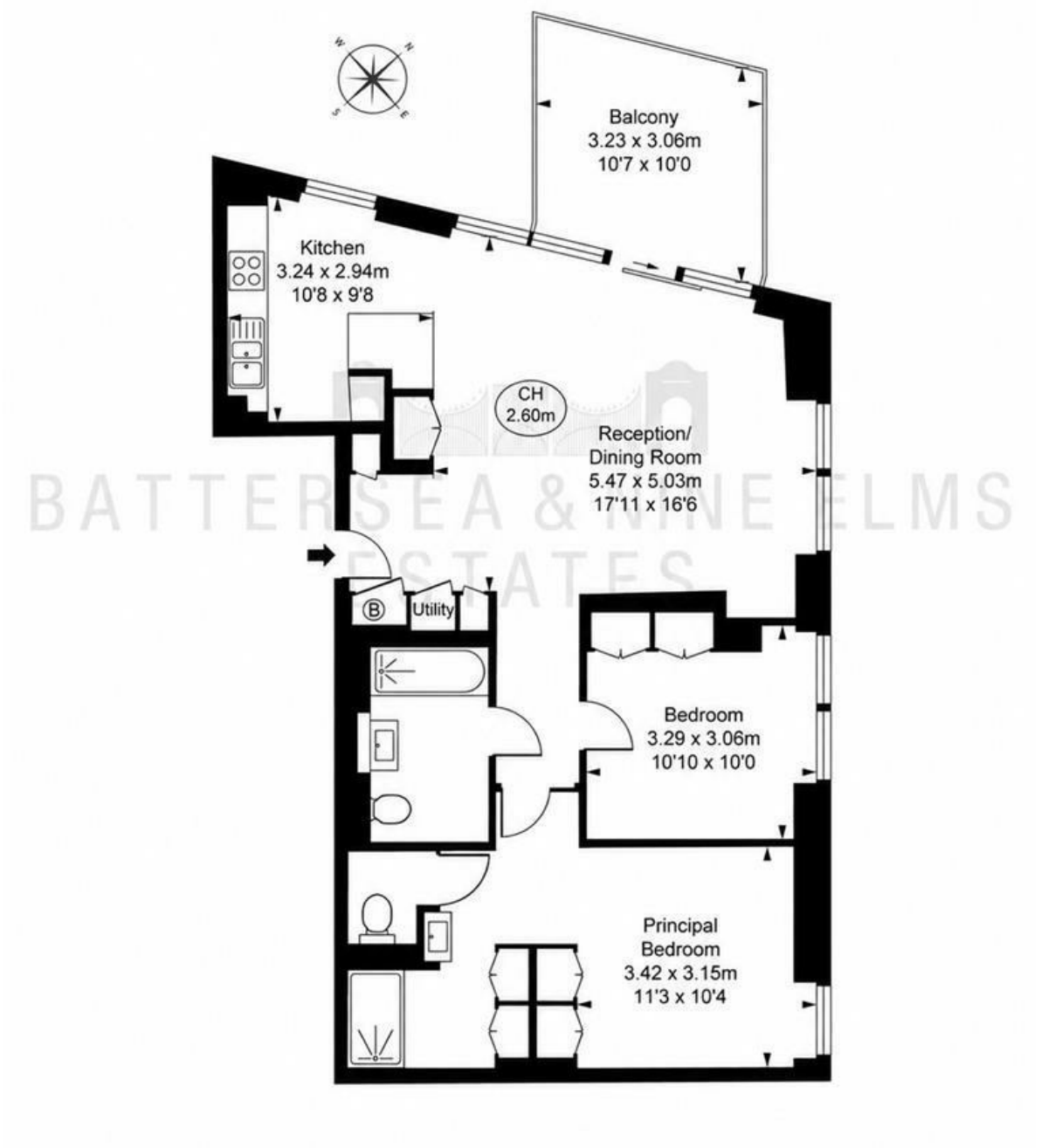
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Capital Building,
New Union Square, SW11
Approximate Gross Internal Area
80.45 sq m / 866 sq ft
(CH = Ceiling Heights)



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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	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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