



Capital Building, Embassy Gardens, SW11

Asking Price £970,000

Battersea & Nine Elms Estates are delighted to present this beautifully appointed two-bedroom apartment within the prestigious Capital Building at Embassy Gardens, one of Nine Elms' most sought-after residential developments.

Finished to an exceptional standard throughout, this stylish apartment offers a spacious open-plan reception and dining area, featuring striking herringbone wooden flooring, floor-to-ceiling glazing and an abundance of natural light.

The elegant living space features bespoke entertainment cabinetry, a luxurious U-shaped sofa and an impressive 75-inch LG 4K television, creating the perfect setting for relaxing or entertaining.

The contemporary fully fitted kitchen boasts sleek high-gloss cabinetry, marble-effect worktops, integrated appliances and a generous breakfast bar, complemented by warm timber detailing.

Both bedrooms are beautifully presented with plush carpeting, fitted wardrobes and comfortable beds. The stylish bathroom features marble finishes, a walk-in shower, striking emerald-green feature tiling and elegant chrome fittings.

The apartment is offered fully furnished, including the 75-inch LG 4K TV, U-shaped sofa and two beds, and benefits from secure parking, making it an exceptional turnkey home ready for immediate occupation.

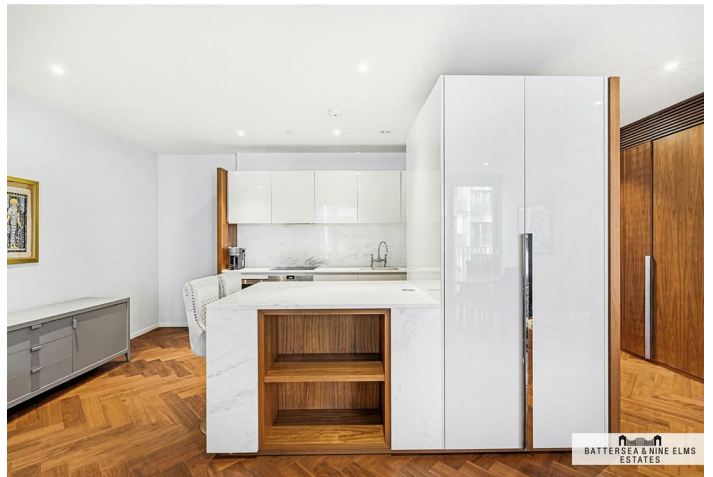
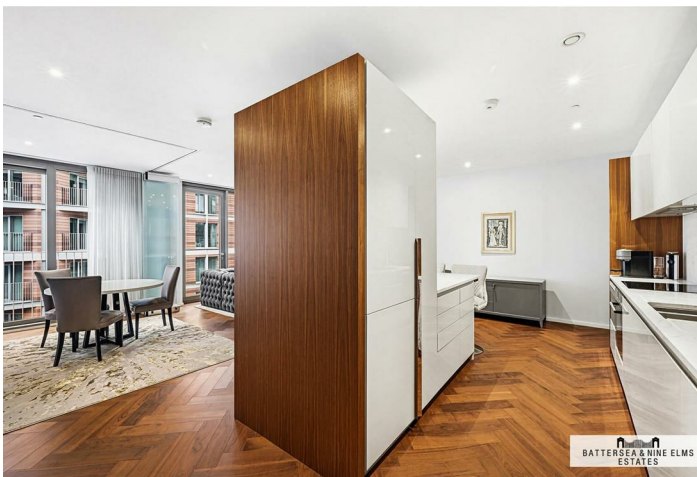
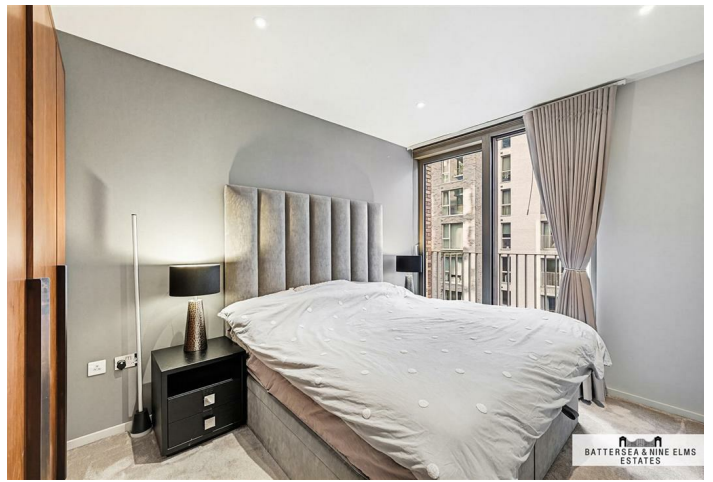
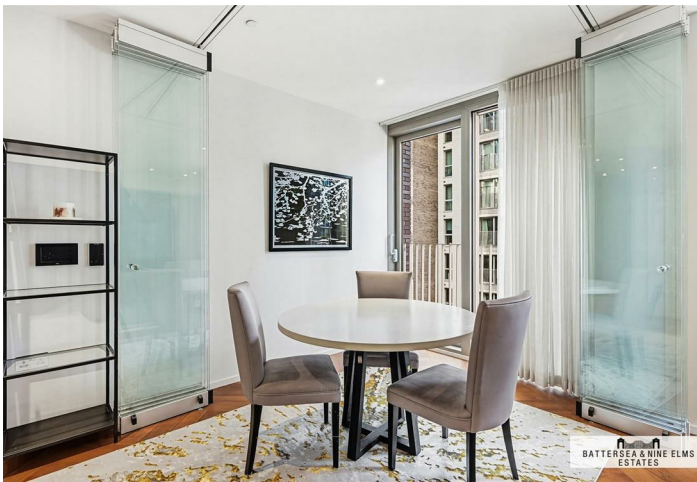
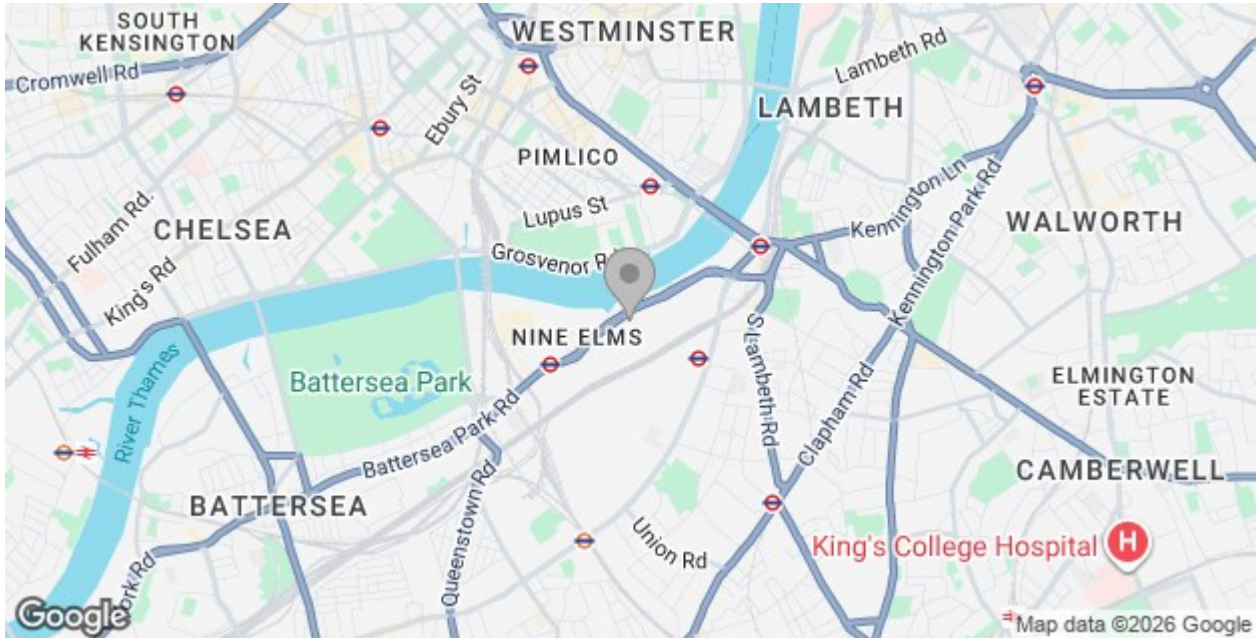
Residents of Embassy Gardens enjoy an outstanding lifestyle with access to exclusive amenities, including the iconic Sky Pool, fitness facilities, residents' lounges and concierge services, subject to access arrangements.

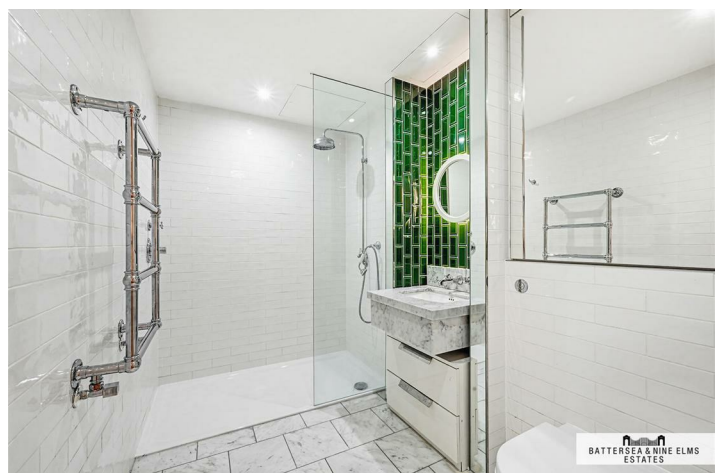
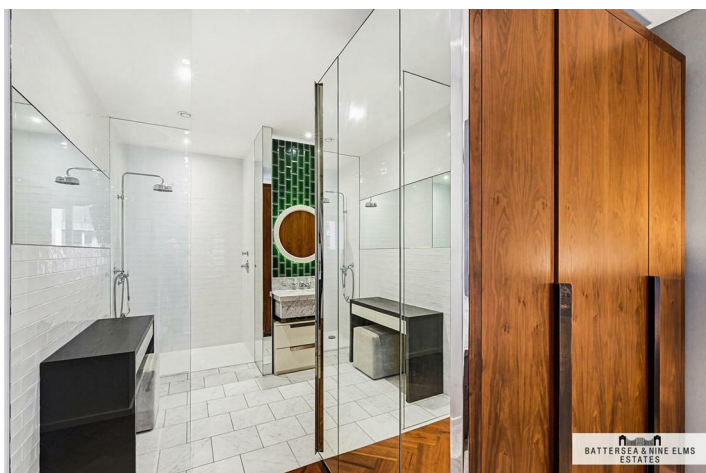
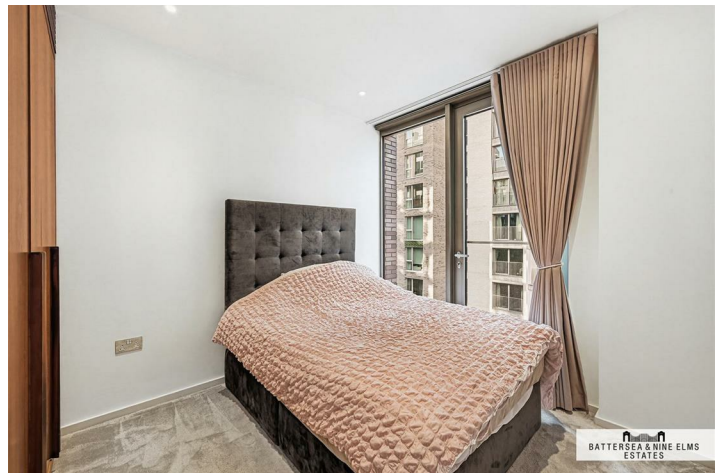
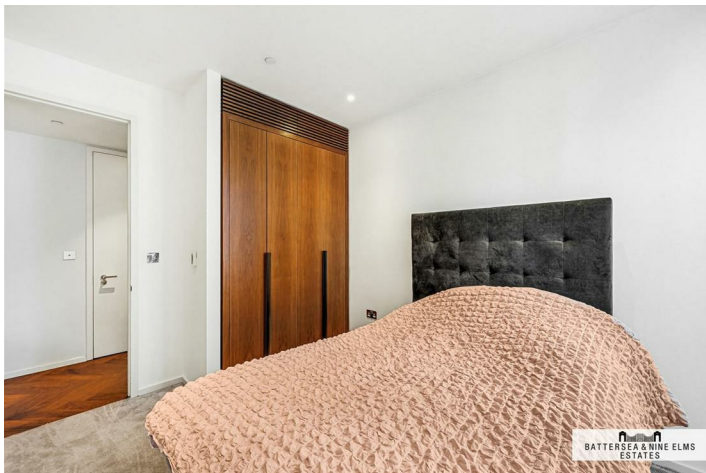
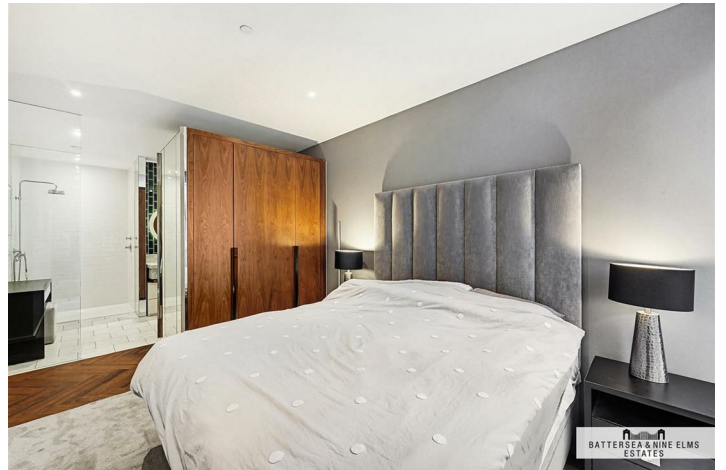
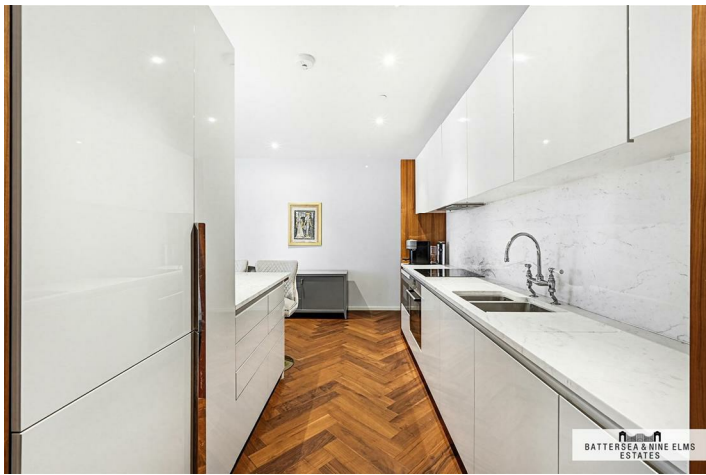
Ideally positioned moments from the River Thames and Battersea Power Station, the development offers excellent access to restaurants, shops and transport connections via Nine Elms and Battersea Power Station Underground stations.

An exceptional opportunity to acquire a beautifully furnished, move-in-ready apartment with secure parking in one of London's most desirable riverside developments. Early viewing is highly recommended.



- Stunning Two-Bedroom Luxury Apartment
- Prestigious Capital Building, Embassy Gardens
- Secure Parking Space Included
- Furnished & Ready to Move Into
- 75-Inch LG 4K TV & Luxury U-Shaped Sofa Included
- Two Furnished Bedrooms with Fitted Wardrobes
- Spacious Open-Plan Living & Dining Area
- Contemporary Fully Integrated Kitchen
- Exclusive Residents' Facilities & Concierge
- Prime Nine Elms Location Near Battersea Power Station





Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
90.20 sq m / 971 sq ft

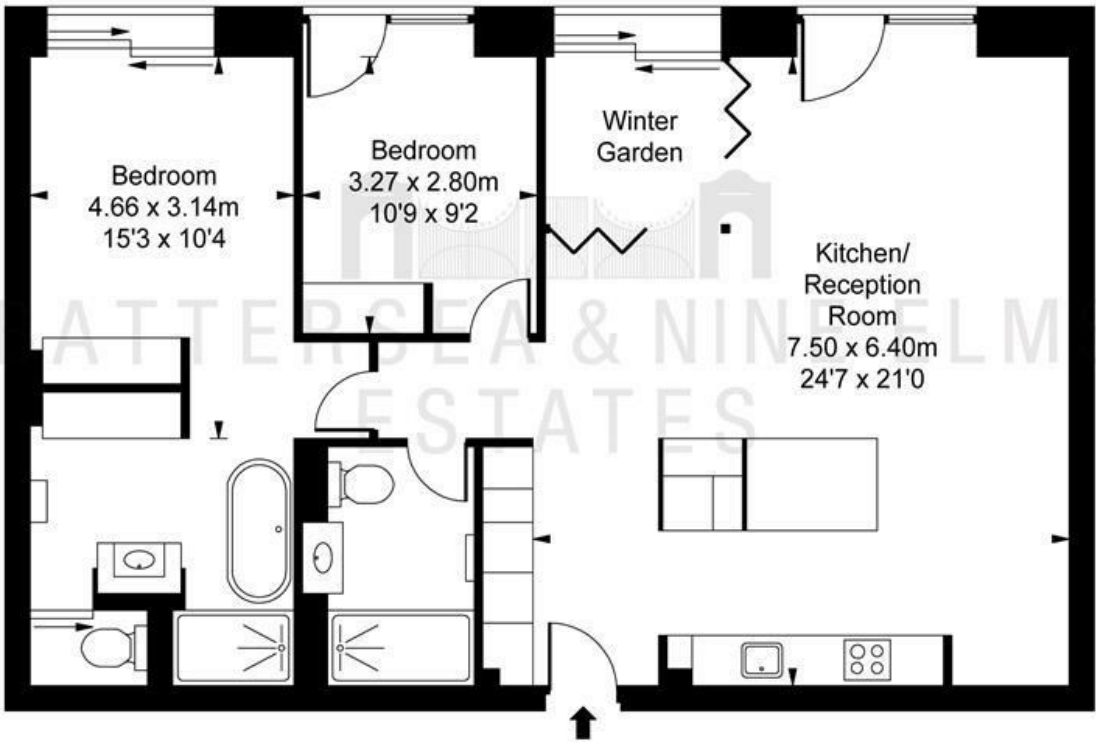


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	86	86	(81-91) B	88	88
(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	