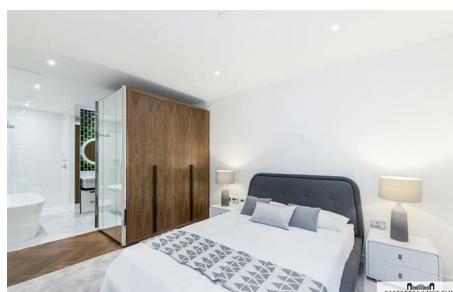


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8 New Union Square London

£950 Per Week

A bright and spacious two bedroom apartment situated within the Capital Building. Embassy Gardens is a stunning development situated in the heart of the Nine Elms regeneration area and offers the chance to live a stone's throw away from the US embassy. Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre and residents library.

Council Tax Band: Wandsworth - G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £950 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

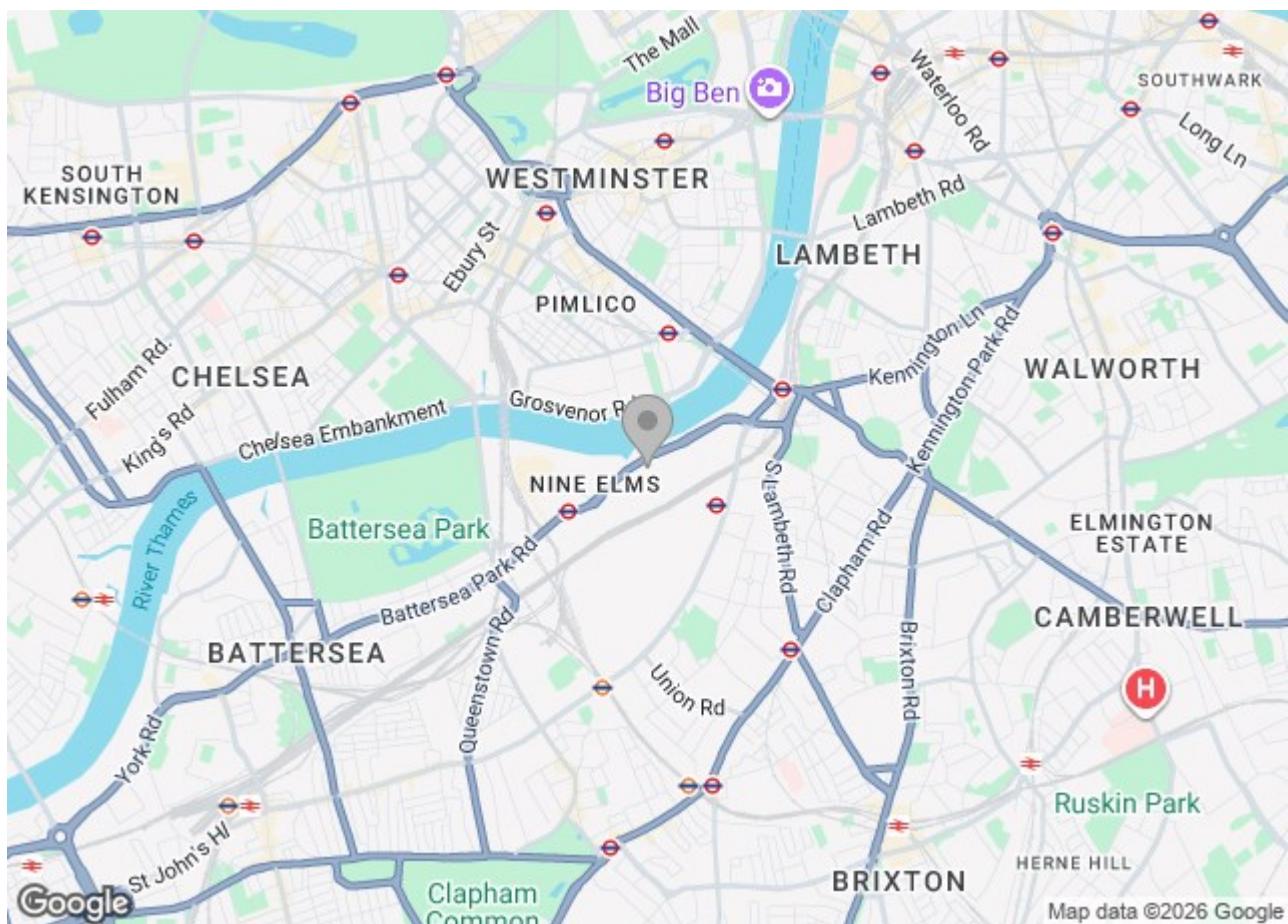
To check broadband and mobile phone coverage please visit Ofcom.

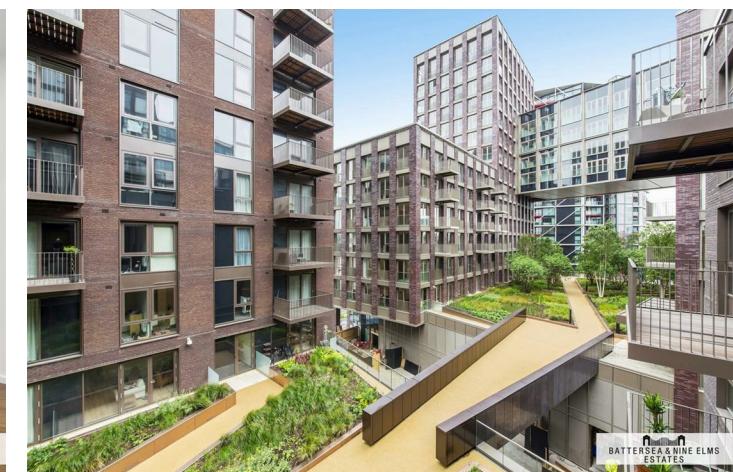
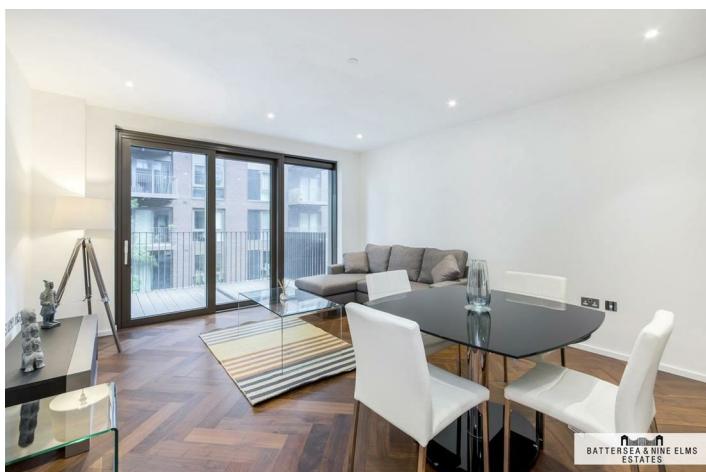
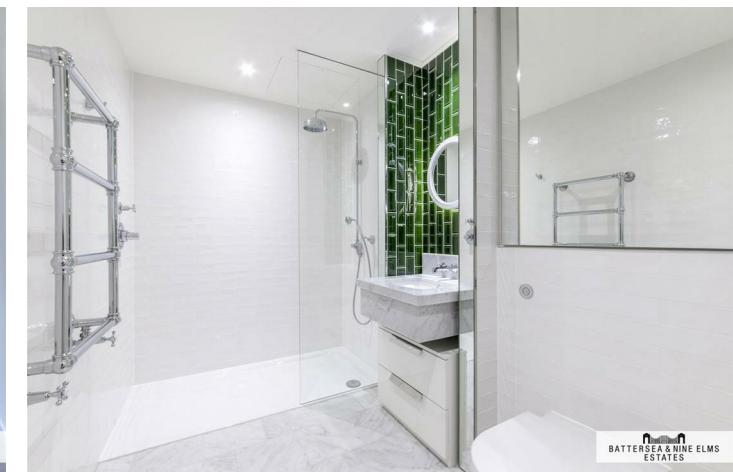
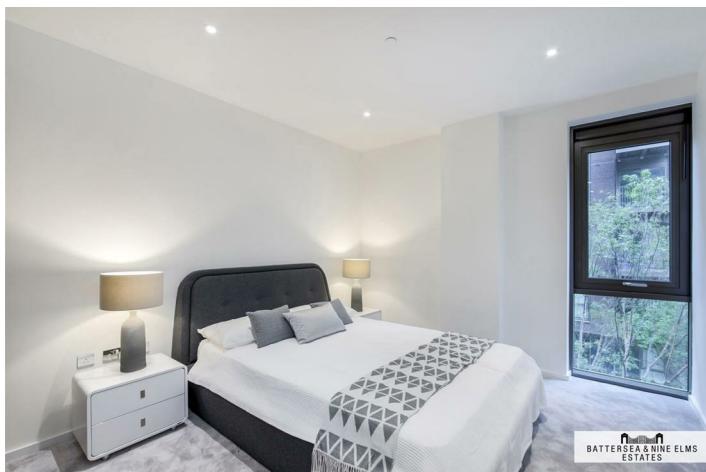
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

8 New Union Square London



- Two bedrooms
- 24 Hour concierge
- Residents lounge
- Two bathrooms
- Residents library
- Residents sky pool, spa and gym
- Balcony
- Residents cinema suite





Capital Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
82.00 sq m / 883 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		86	86
(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		EU Directive 2002/91/EC	