



New Union Square London

£800 Per Week

Set within the desirable Ambassador Building in the Embassy Gardens development, this stunning one bedroom apartment is located in heart of the Nine Elms regeneration area. Residents benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library. The property features an open plan reception room with fitted kitchen and fully integrated appliances, one double bedroom, a luxurious bathroom and winter garden.

Photos have been digitally staged for marketing purposes

Council Tax Band: Wandsworth - E
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £800 (1 weeks rent, subject to agreed offer)

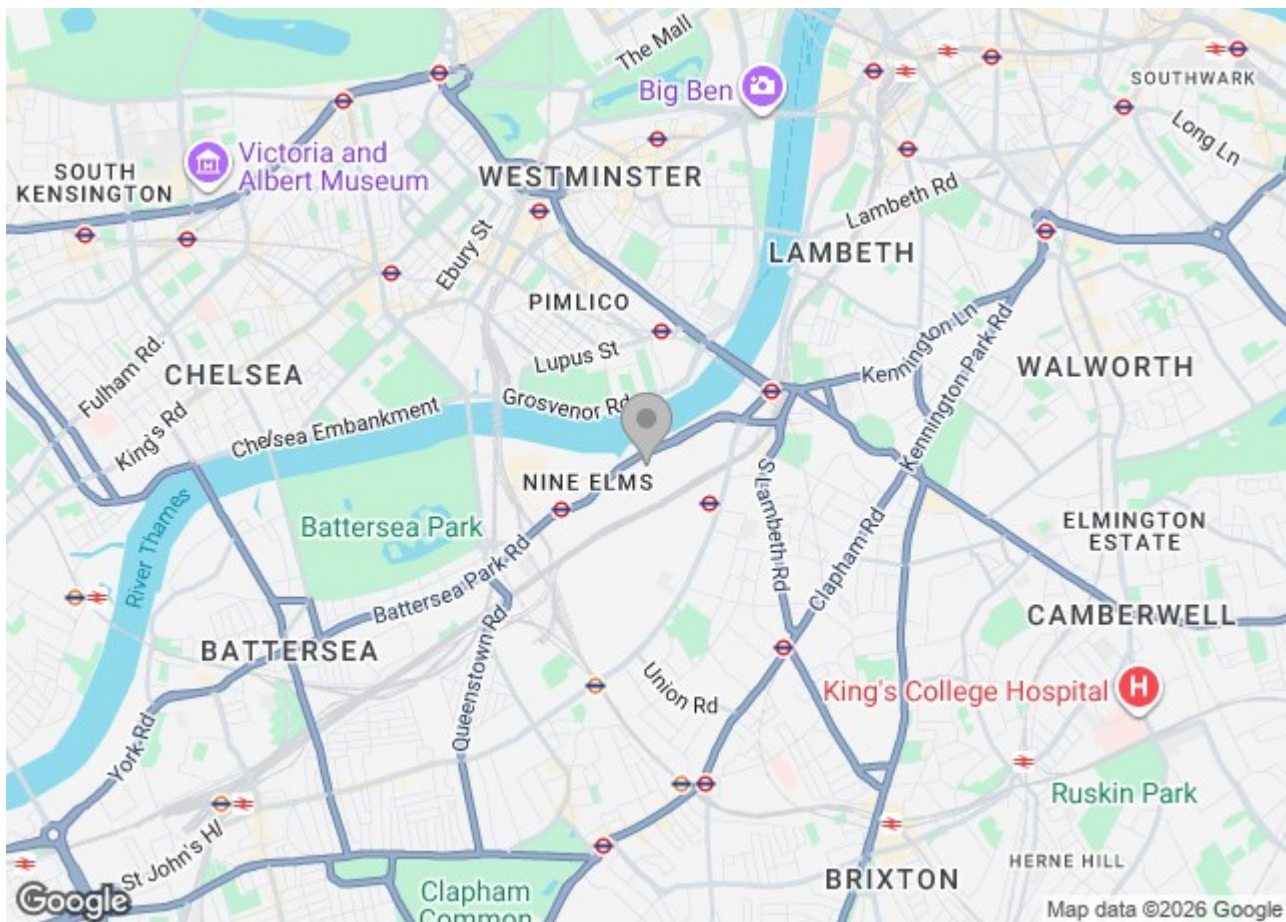
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fttp

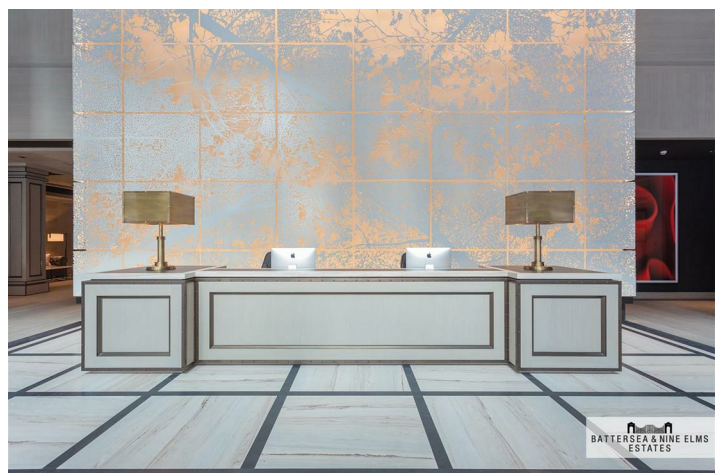
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- 24 Hour concierge
- Residents cinema suite
- *Photos have been digitally staged for marketing purposes*
- Residents gym & swimming pool
- Views towards Vauxhall & River
- Residents lounge & meeting rooms
- Excellent transport links





Ambassador Building,
Embassy Gardens, SW8

Approximate Gross Internal Area
53.70 sq m / 578 sq ft

Winter Garden
1.60 sq m / 17 sq ft

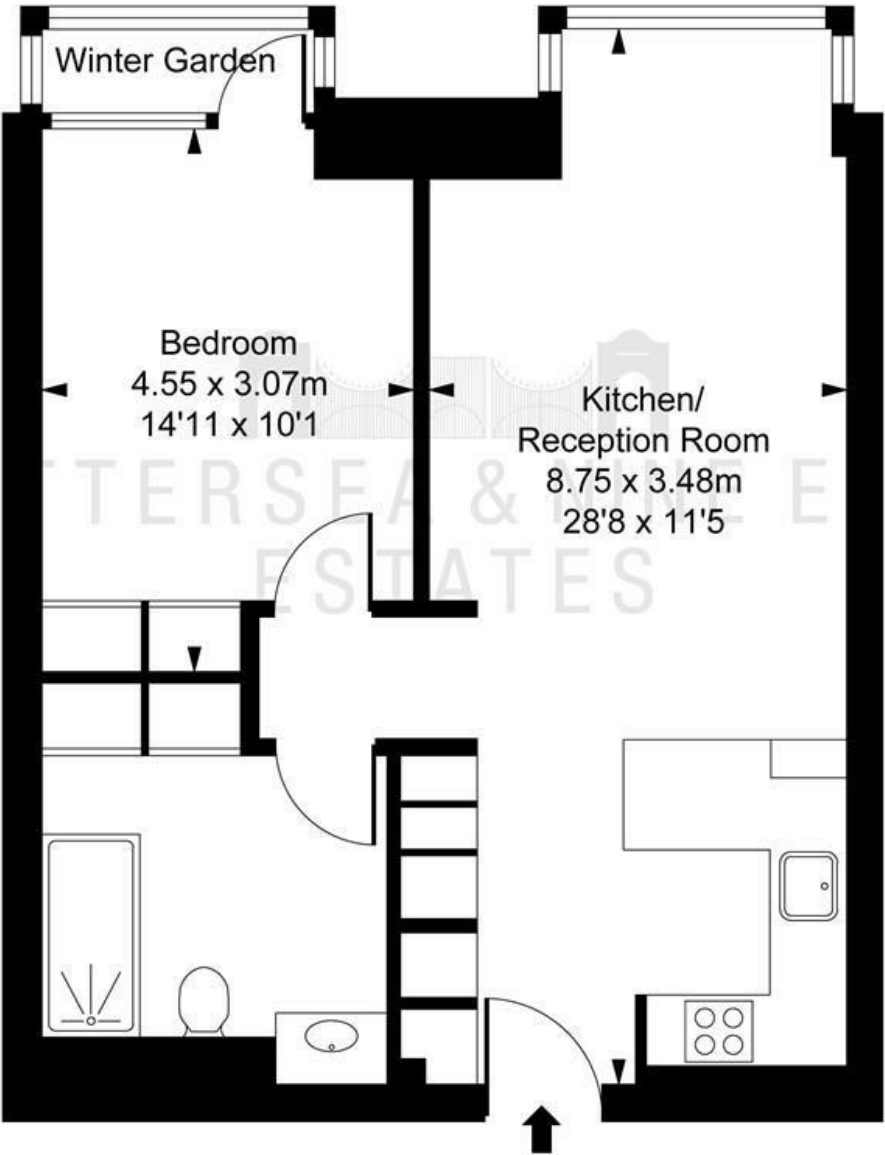


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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			Environmental Impact (CO ₂) Rating		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Current			Current		
Potential			Potential		
83			90		