

## 5 New Union Square London

Set within the desirable Ambassador Building situated in the Embassy Gardens development, this stunning two bedroom apartment is located in heart of the Nine Elms regeneration area. Residents will further benefit from excellent public transports links and outstanding communal facilities including a fitness centre, private cinema and residents library.

The property features a large open plan reception room with fitted kitchen and fully integrated appliances, one double bedrooms, a luxurious bathroom and two winter gardens.

Council Tax: Wandsworth - G  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit: £985 (1 weeks rent)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre | No Parking

To check broadband and mobile phone coverage please visit Ofcom here.

**£985 Per Week**

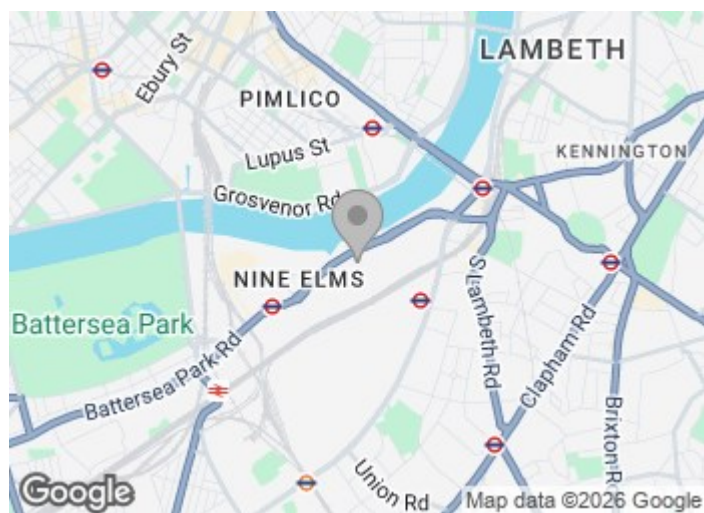
28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

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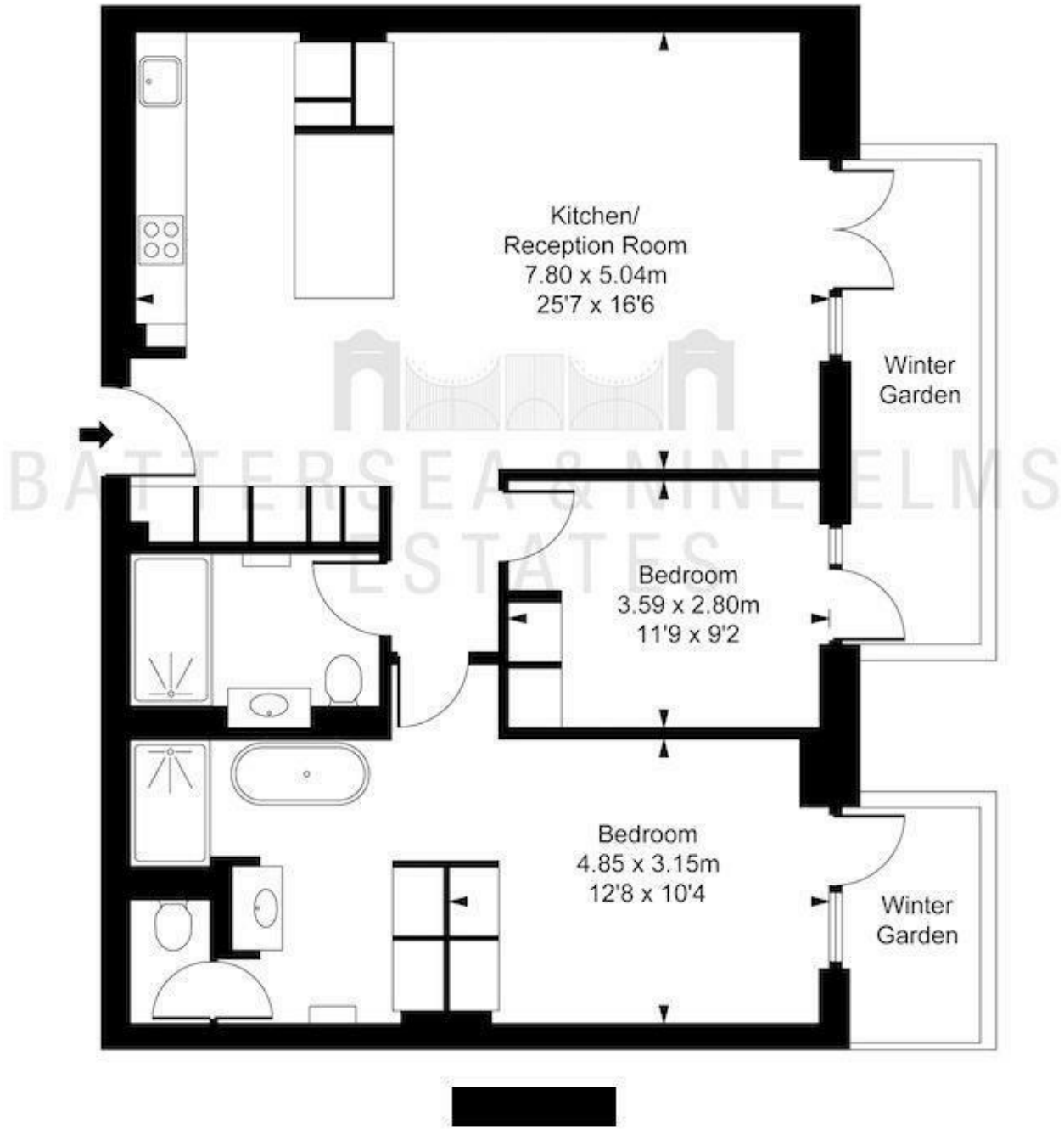
- Two bedrooms
- Residents cinema suite
- Excellent transport links
- Two bathrooms
- Residents library & bar
- 24 Hour concierge
- Lift access
- Swimming pool & gym



[Directions](#)



Ambassador Building,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
85.10 sq m / 916 sq ft  
Winter Gardens  
12.30 sq m / 132 sq ft



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 <sub>2</sub> ) Rating		
	Current	Potential		
 Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	83	83	 Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	89
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC