



Ambassador Building, Embassy Gardens Asking Price £950,000

A superb two bedroom, two bathroom apartment situated in the sought after Embassy Gardens development. Offering parquet style floors and large windows, the property has been designed to maximise light and space. High specification appliances include a combination washer/dryer, dishwasher and wine cooler.

Located in the heart of the Nine Elms regeneration area residents will benefit from excellent public transport links and outstanding communal facilities, including a fitness centre, gym, private cinema and residents library.

The property also benefits from the right to park.

Approximately 986 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: G (Wandsworth)

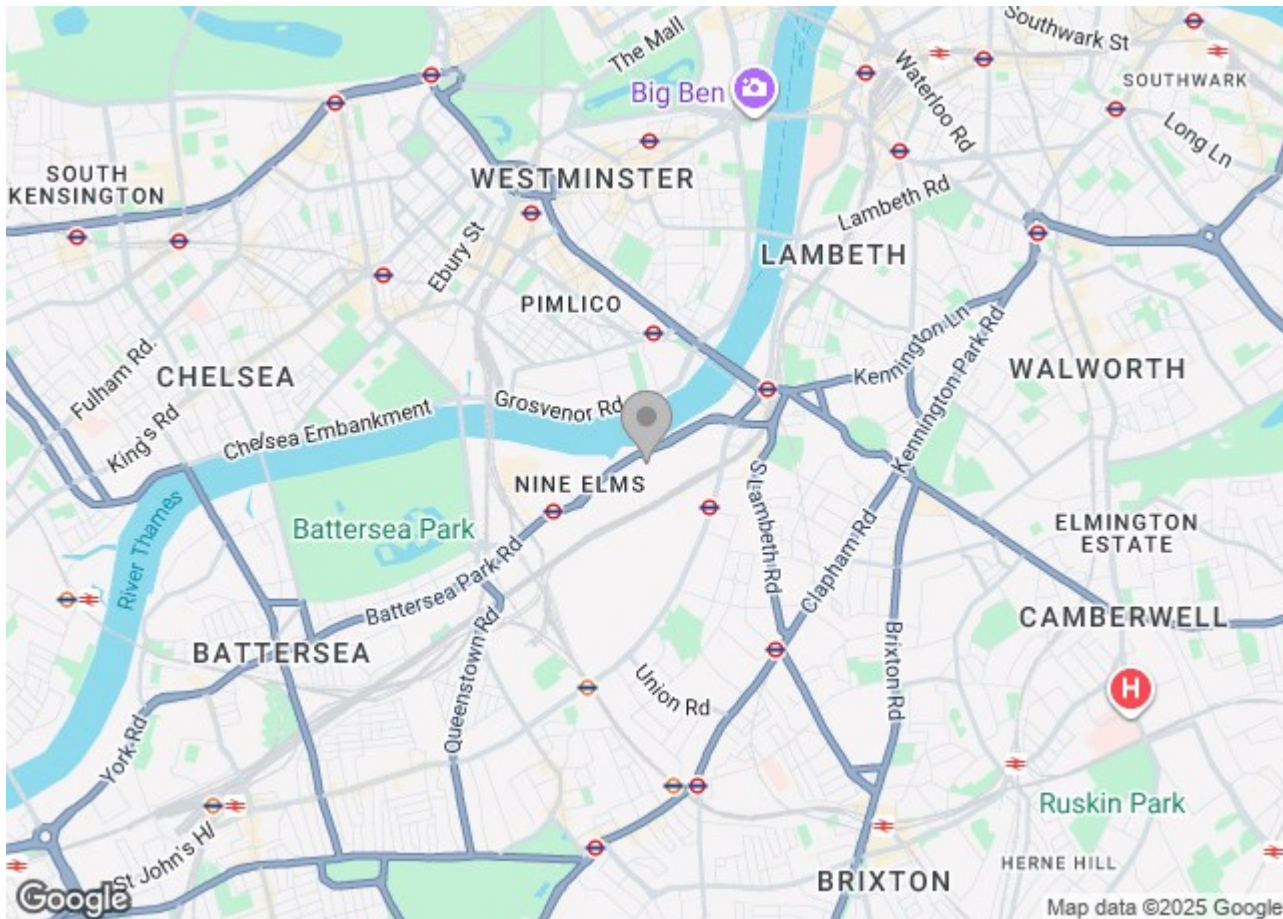
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift
Access | Parking Included | Cladding: EWS1 Certificate available

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

5 Union Square London



- Two double bedrooms
- Two bathrooms
- 24 hour concierge
- Swimming pool
- Gym
- Residents lounge & meeting room
- Residents cinema suite
- Right to park





Ambassador Building,
Embassy Gardens, SW8
Approximate Gross Internal Area
97.70 sq m / 1,052 sq ft

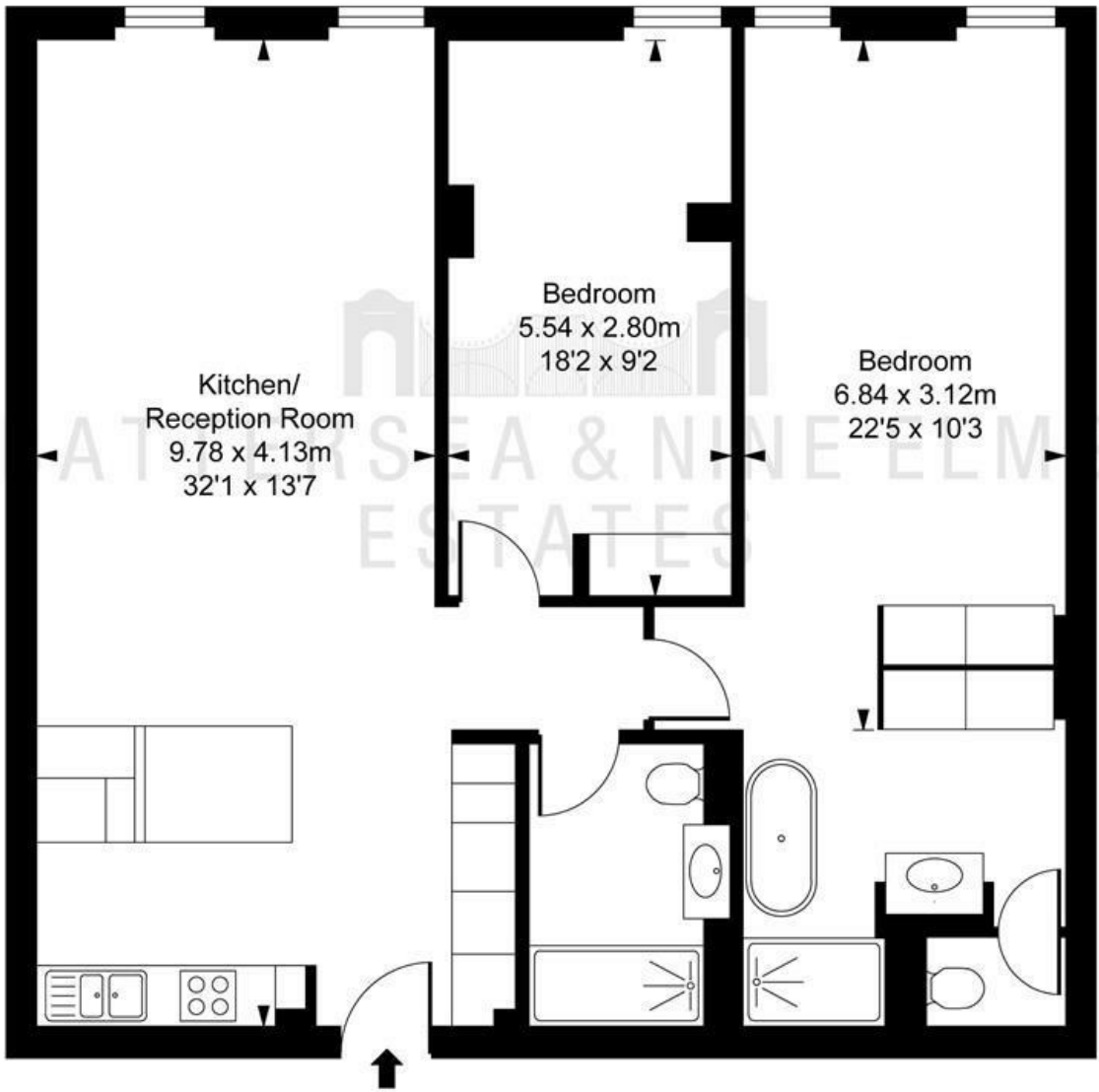


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		