



## Ambassador Building, Embassy Gardens Asking Price £1,200,000

Nestled within the prestigious Ambassador Building in Embassy Gardens, this modern apartment offers a unique blend of luxury and contemporary living.

As you step into the apartment, you will be greeted by an open-plan layout that maximises space and light. The modern design features high-quality finishes and fixtures, creating an inviting atmosphere that is perfect for both relaxation and entertaining. Large windows allow natural light to flood the living areas.

Living in Embassy Gardens means you are part of a vibrant community, with an array of amenities at your doorstep. The location also boasts excellent transport links, making it convenient for commuting to central London and beyond.

In summary, this modern apartment in the Ambassador Building is an exceptional opportunity for those seeking a stylish and convenient lifestyle in one of London's most sought-after areas.

Approx. 985 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 Council)

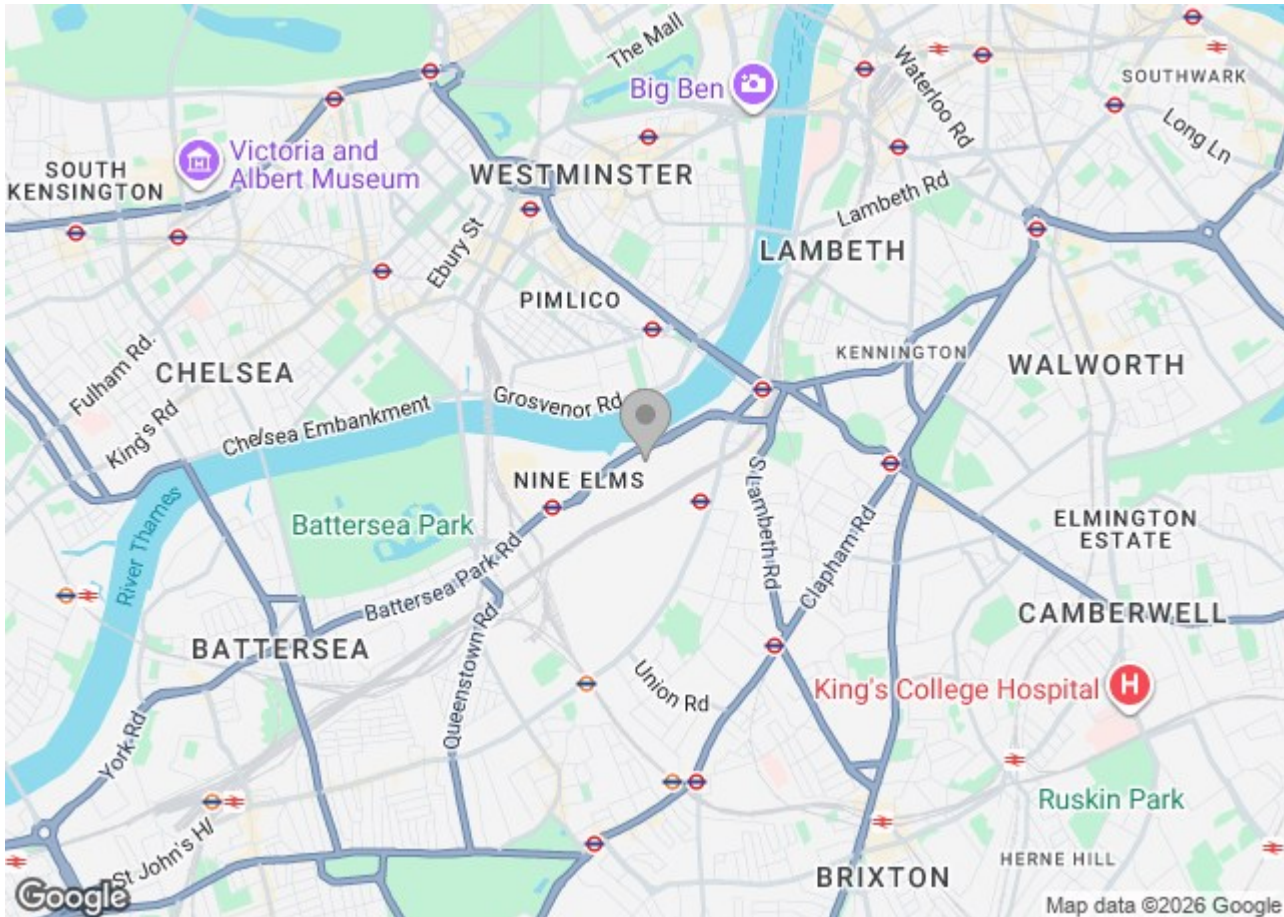
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Cladding: EWS1 Certificate available

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

# 5 New Union Square London



- 24 concierge
- Valet parking
- Outdoor sky pool
- Zone 1 Transport links
- Moments to the River Thames
- Gymnasium

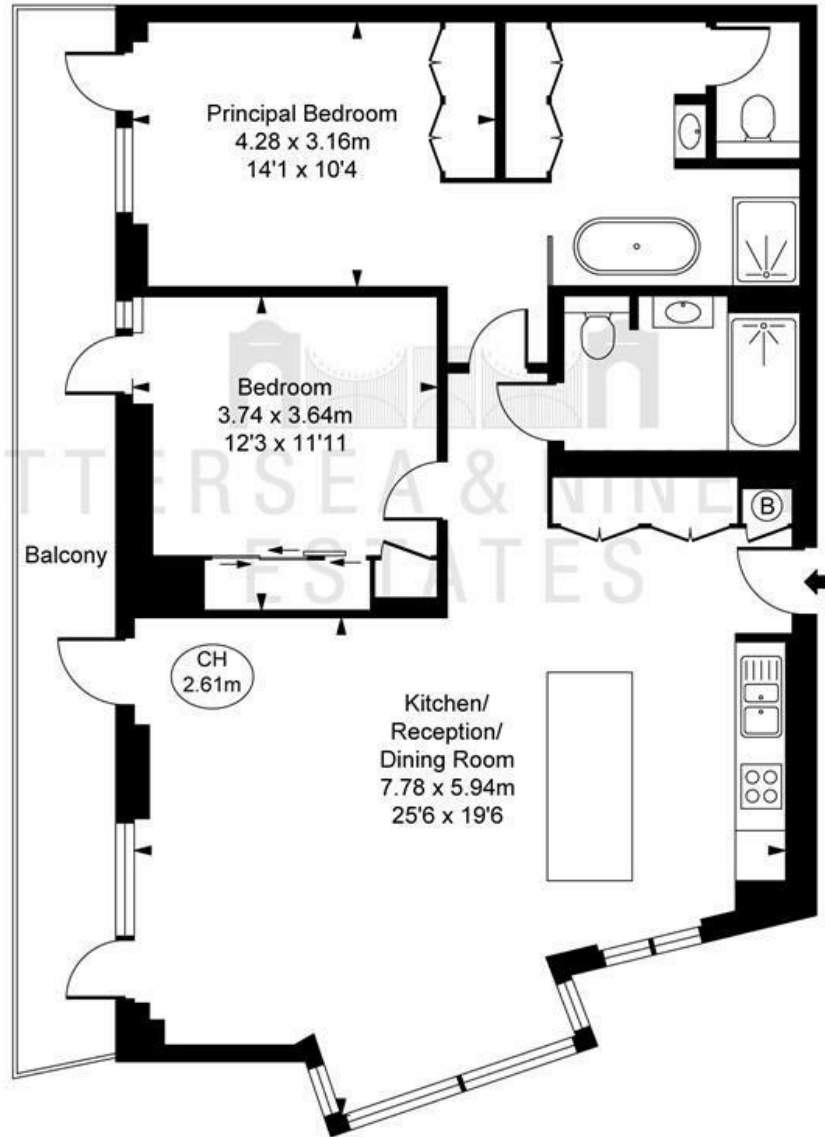




### Ambassador Building, SW8

Approximate Gross Internal Area  
92.25 sq m / 993 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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	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		
<b>England &amp; Wales</b>	79	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		