



New Union Square, Nine Elms, SW11

Asking Price: £710,000

Benham
& Reeves

Ambassador Building, New Union Square, Nine Elms, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the eighth floor of The Ambassador Building in the Embassy Gardens development, this luxurious one bedroom apartment spans an approximate 569 square feet. The apartment comprises an open-plan reception room leading on to private south facing balcony via floor to ceiling windows. There is a fully equipped kitchen with high specification integrated appliances. The principal bedroom has fitted wardrobes and there is a family bathroom. The property also benefits from wooden flooring, air conditioning, storage throughout and a right to park space in the secure underground car park.

Embassy Gardens is a 21st-century development inspired by classic 1950s American design which manifests itself through the creative use of space, materials and detailing. With its own green space, art trail, shops, restaurants and cafés, Embassy Gardens offers residents and their guests the complete London experience in the centre of the city. All Embassy Gardens residents gain exclusive membership to the Eg:le Club which grants residents and their guests access to the Sky Deck with Sky Pool and Orangery rooftop bar, Maureen O'Hara private cinema, Belmont gym and so much more. Residents at Embassy Gardens are able to float through the air in the world's only Sky Pool. Spanning the Embassy Gardens' Legacy Buildings, the Sky Pool is the world's first 'floating' swimming pool.

Legacy Building is perfectly situated within walking distance of the amenities of Nine Elms and Battersea Power Station which is served by the Northern line. Excellent transport links provide easy access to business, shops, entertainment and airports all over London.





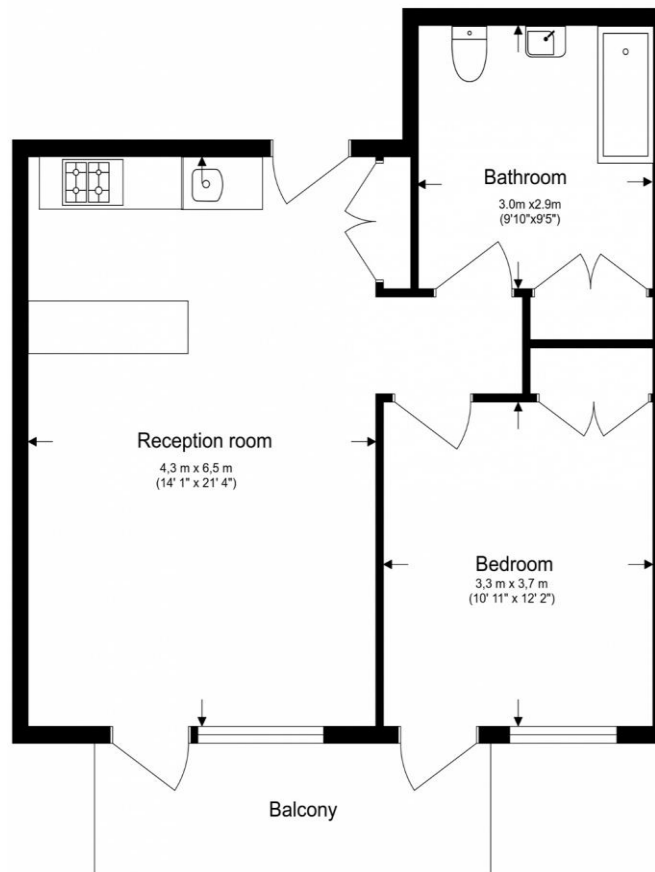
Property Features:

- One Bedroom
- One Bathroom
- Eighth Floor
- 569 Square Feet (Approx.)
- Private South Facing Balcony
- Secure Underground Right to Park
- 24 Hour Concierge, Sky Pool, Swimming Pool, Residents' Roof Terrace & Cinema
- Communal Garden
- Battersea Power Station (Zone 1)



8th Floor

Total Gross Internal Area
52.9 Sq/m - 569 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£710,000
Tenure:	Leasehold Expires January 3010 Approximately 985 Years Remaining
Ground Rent:	£550.00 (per annum) For the year 2024
Service Charge:	£6,311.45 (per annum) For the year 2024
Anticipated Rent:	£3,050.00 pcm Approx. 5.2 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240082

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