



# New Union Square, Nine Elms, SW11

Asking Price: £1,185,000

Benham  
& Reeves

# Ambassador Building, New Union Square, Nine Elms, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor of The Ambassador Building in the Embassy Gardens development, this luxurious two bedroom, two bathroom apartment spans an approximate 1023 square feet. The apartment comprises an open-plan reception room leading to a private west facing balcony overlooking the River via floor to ceiling doors. There is a fully equipped kitchen with high specification integrated appliances and the principal bedroom has fitted wardrobes and a marble en-suite bathroom. There is a second double bedroom, a family bathroom and ample storage. The property also benefits from a luxury finish, wooden flooring, air conditioning and storage throughout.

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.

Ambassador 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.



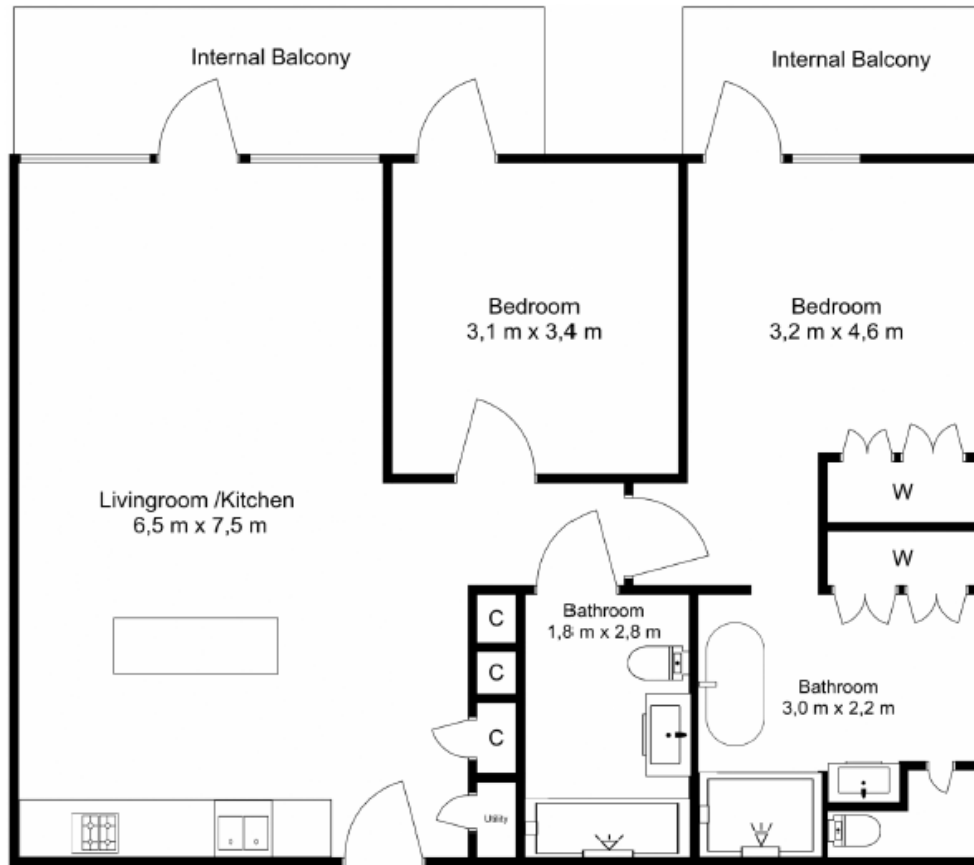


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 1023 Square Feet (Approx.)
- Private West Facing Balcony with River View
- 24 Hour Concierge, Sky Pool, Swimming Pool, Residents' Roof Terrace & Cinema
- Communal Garden
- Battersea Power Station (Zone 1)



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Total Area - 1023 SQ.FT (95.1 SQ.M)

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+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
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:	£1,185,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 985 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2024
Service Charge:	£8,701.44 (per annum) for the year 2024
Anticipated Rent:	£4,500.00 pcm Approx. 4.6 % Yield

## Viewings:

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

Our reference: NIN230053

T: 020 3282 3700

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W: [www.benhams.com](http://www.benhams.com)

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