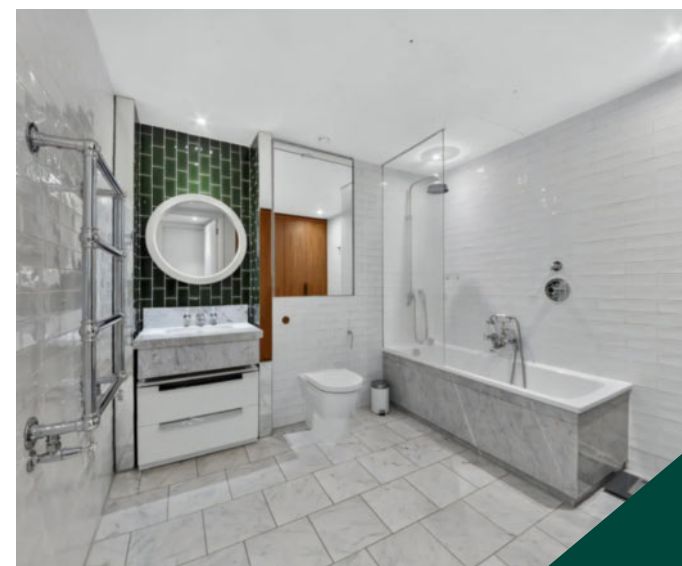




Ambassador Building, New Union Square, Nine Elms, SW11

Asking price **£625,000** | Leasehold



Ambassador Building, New Union Square, Nine Elms, SW11

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Swimming Pool
-  Gymnasium
-  Local Amenities
-  0.4 MI Battersea

A stylish one-bedroom apartment set within The Legacy Building, forming part of the sought-after Embassy Gardens development in the heart of Nine Elms, SW11.

The property offers a spacious open-plan living and dining area, featuring impressive floor-to-ceiling glazing leading directly onto a private balcony, creating a bright and contemporary living space.

The modern integrated kitchen complements the open-plan layout, while the generously sized bedroom benefits from fitted wardrobes. A pristine, contemporary bathroom suite completes the accommodation.

Residents benefit from the full use of all Embassy Gardens

amenities including a state of the art gym, private luxury cinema, indoor swimming pool, swim out Jacuzzi and a private lounge with kitchen, large TV and a pool table.

Embassy Gardens is located at the centre of Nine Elms, with Vauxhall Station (Victoria line) a short walk away. The area benefit's from the extension of the Northern line at the Battersea Power Station.

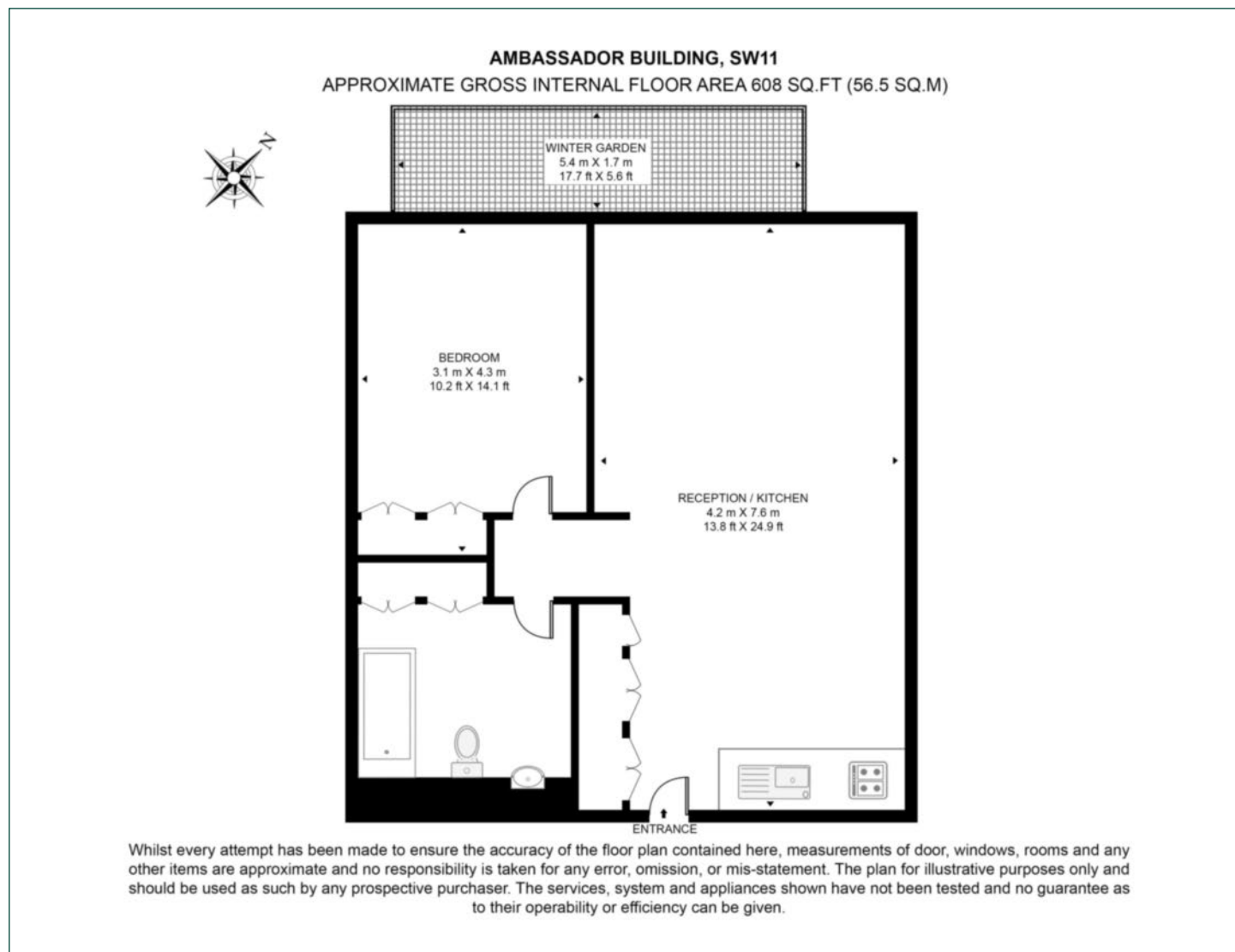
Nine Elms, with Embassy Gardens at its heart, is home to an ever growing number of eateries and shops. There is a large Waitrose within the development, as well as independents such as Linnaean and Darby's restaurant and oyster bar close by.

Tenure:	Leasehold (990 years remaining)	Local Authority:	Wandsworth
Ground Rent:	£500 p.a.	Council Tax Band:	F
Service Charge:	£3,510.72 p.a.	EPC:	C



Floorplan

608 sq ft | 56.5 sq m



Strata

Strata Tower, 10 & 12 Walworth Road, London, SE1 6EE

Sales

020 3869 2191 | propertymanagement@chaseevans.com

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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