



Ambassador Building, New Union Square, Nine Elms, SW11

Asking Price: £550,000

 Benham
& Reeves

Ambassador Building, New Union Square, Nine Elms, SW11

 Studio

 1 Bathroom

 Leasehold

Situated on the fifth floor of the Ambassador Building, within the sought-after Embassy Gardens development, is this luxurious studio apartment, spanning approximately 421 square feet. The apartment comprises an open-plan reception room leading on to a private south-facing balcony via floor-to-ceiling windows. There is a fully equipped kitchen with high specification integrated appliances. The bedroom area has fitted wardrobes, and there is a stylish shower room. The property also benefits from 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 Egle 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 can 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.

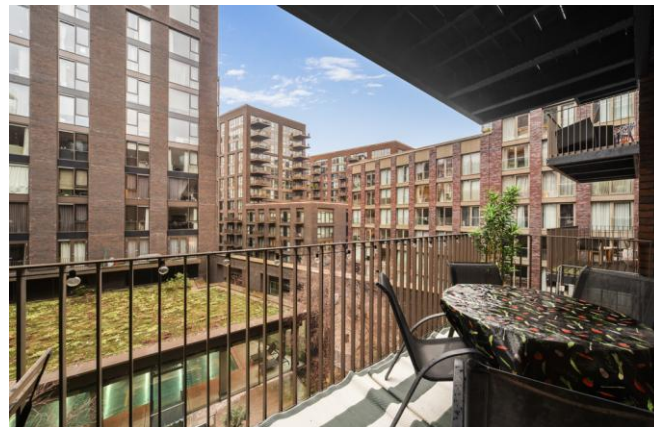
Legacy Building is perfectly situated within walking distance of the amenities of Nine Elms and Battersea Power Station, which is served by the Northern line. Excellent transport links provide easy access to businesses, shops, entertainment, and airports across London.





Property Features:

- Studio Apartment
- Fifth Floor
- 421 Square Feet (Approx.)
- Private South-Facing Balcony
- 24 Hour Concierge
- Sky Swimming Pool
- Residents' Roof Terrace
- Cinema
- Communal Garden
- Battersea Power Station (Zone 1)

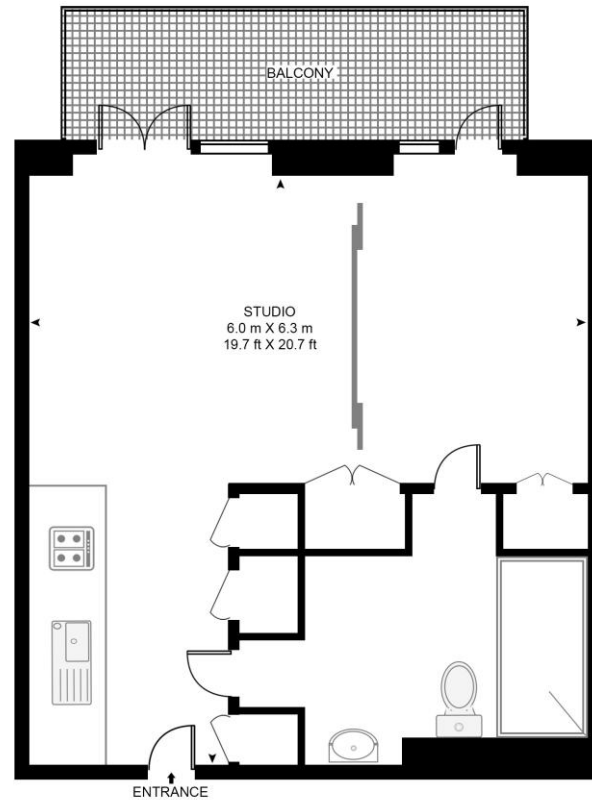


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AMBASSADOR BUILDING, EMBASSY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 421 SQ.FT (39 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£400.00 (per annum) Review Period: 21 years Next: 2032
Service Charge:	£4,800.00 (per annum) for the year 2025
Anticipated Rent:	£2,300.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: HMM250080

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