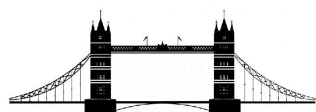




Capital Building, Embassy Gardens, London, SW11 7AQ

Guide price £1,150,000

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DISTRICTS

Set over 2 floors, within the sought-after Embassy Gardens development, this beautifully designed two-bedroom duplex apartment offers approximately 1,140 sq ft of contemporary living space, with peaceful views over the landscaped communal gardens.

The accommodation is arranged across two levels, featuring a bright and spacious open-plan living and dining area, enhanced by floor-to-ceiling glazing, elegant timber flooring and a private terrace. The stylish kitchen is finished to a high standard, complete with premium integrated appliances, stone surfaces and a central island.

Upstairs, two well-proportioned double bedrooms benefit from fitted storage, alongside a contemporary bathroom. Additional features include a guest cloakroom, parking and the option to acquire the furniture separately.

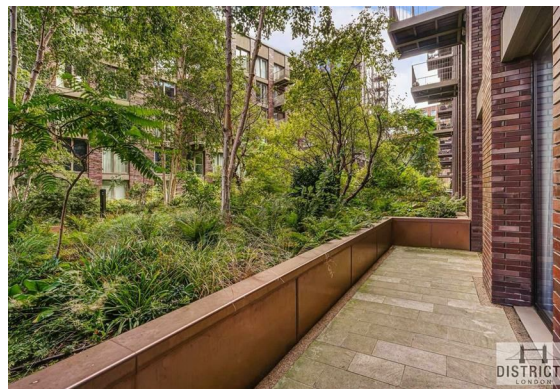
Residents have exclusive access to an outstanding collection of facilities, including the famous Sky Pool, leisure and wellness amenities, a private cinema, residents' lounges and 24-hour concierge.

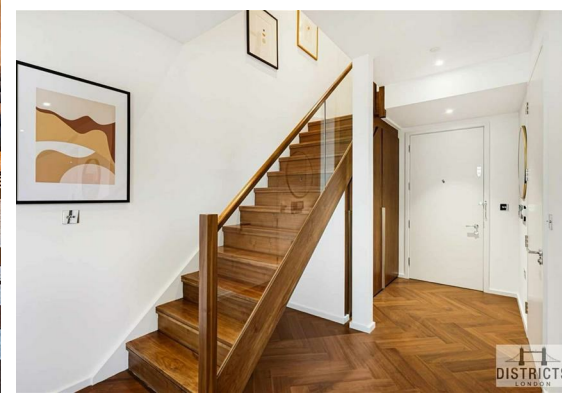
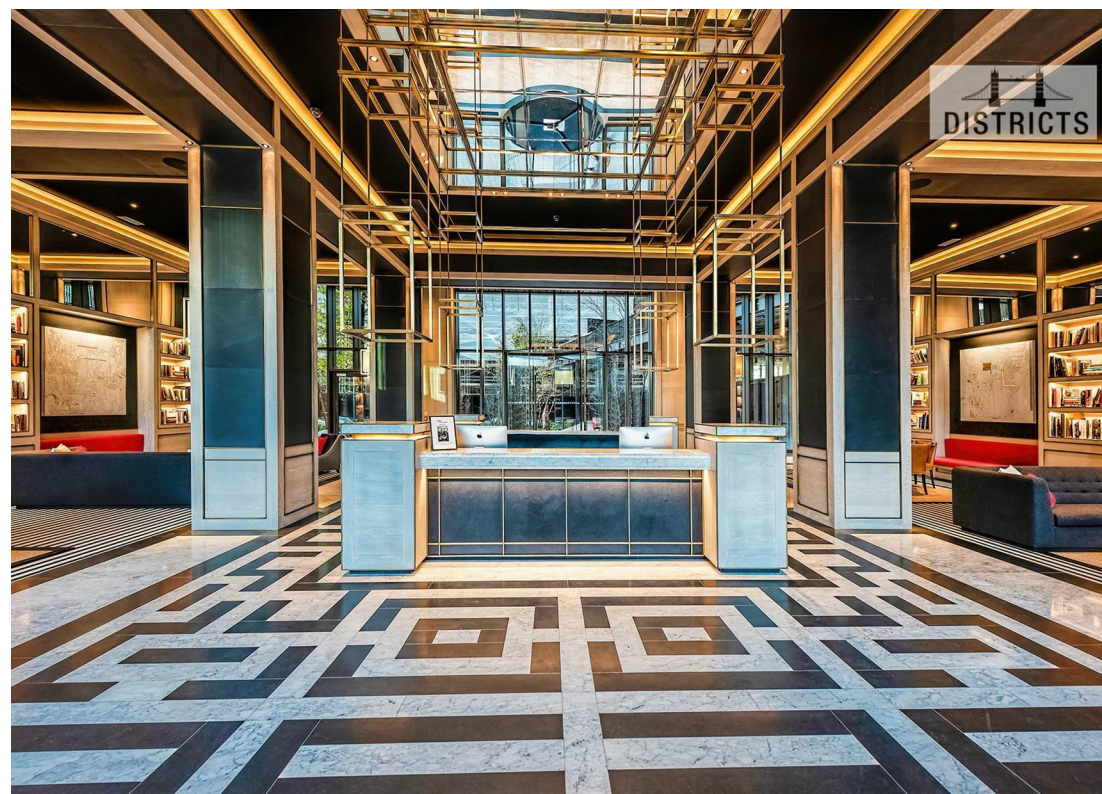
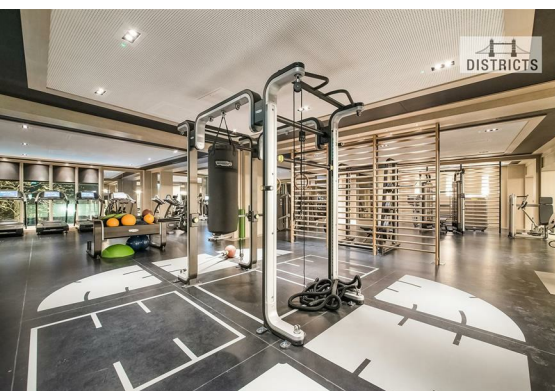
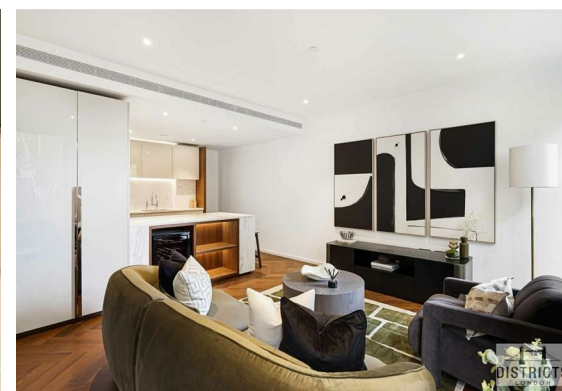
Perfectly situated in the heart of Nine Elms, the property is within easy reach of the River Thames, Battersea Power Station, excellent transport connections and a vibrant selection of shops and restaurants.

Approximately 985 years remaining on lease
Ground rent amount: Approx. £400pa
Ground rent review period: Ask agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: Wandsworth F

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp | 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

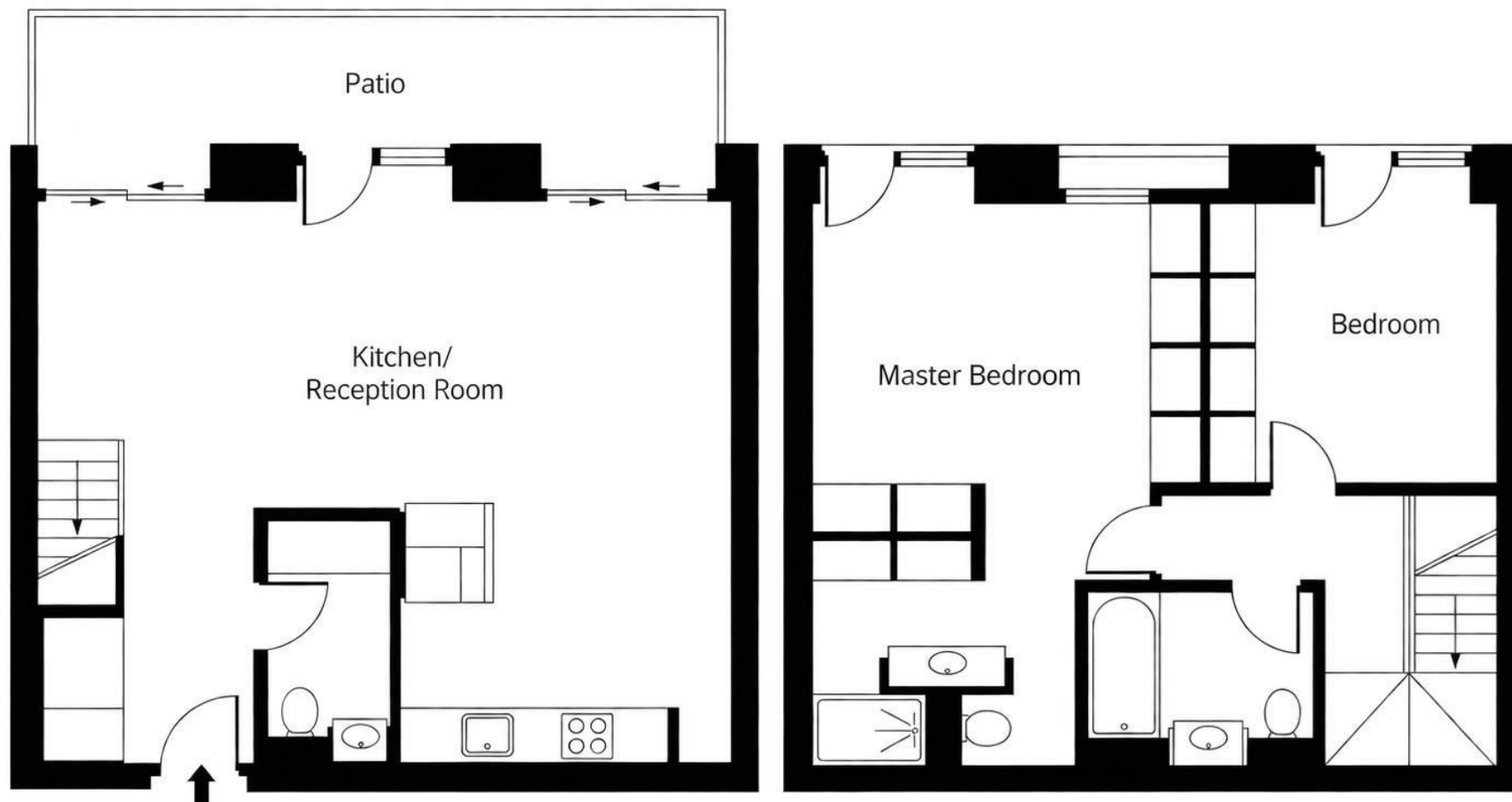






Capital Building, Embassy Gardens, SW8

Approximate Gross Internal Area
105.90 sq m / 1,140 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.