



GARTON JONES

Ambassador Building, London  
Nine Elms SW11

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9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £675,000 Leasehold

Modern, Spacious one bed apartment in Embassy Gardens and finished to an extremely high standard throughout, comprising a large double bedroom, an open plan reception, balcony, fully integrated kitchen and a modern bathroom suite with added storage space. Outstanding facilities include a 24-hour concierge, cinema, library & lounge, business centre, yoga studio, gymnasium and stunning indoor/outdoor swimming pool. Situated on Nine Elms Lane, a short walk from Vauxhall underground and mainline station. The on-site amenities include Waitrose, Black Cab Coffee and Nine Elms Tavern.

- 576sq.ft (53.5sq.m)
- Double Bedroom, Luxury Bathroom
- Spacious Reception
- Open Plan Reception Room with a Smart Fitted Kitchen
- Balcony
- 7th Floor
- Parquet Wood Flooring
- Gym, Cinema, Business Lounge
- Leisure Suite with Gymnasium & Swimming Pool
- 24 Hour Concierge

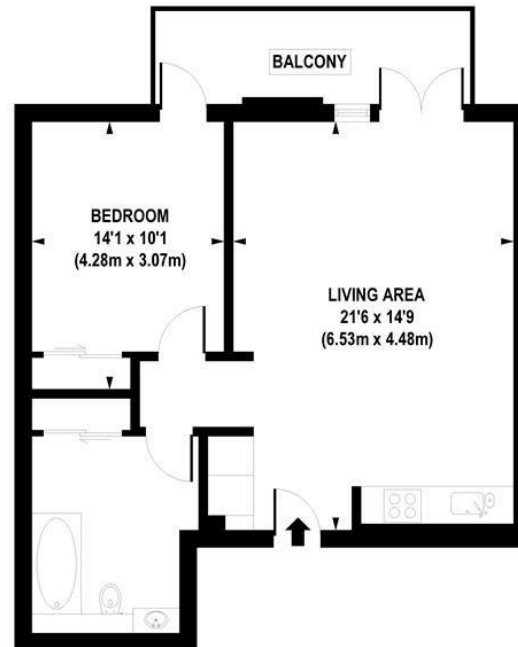


Lease 999 Years

Service Charge: Approx £6.50psf

Ground rent: Approx £350pa

EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 576 sq. ft / 53.50 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



