

Capital Building, New Union Square, Vauxhall, SW11

Asking Price: £970,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

With Parking

Situated on the fifth floor of The Capital Building, part of the Embassy Gardens development, is this luxurious two bedroom, two bathroom apartment spanning approximately 973 square feet. The apartment features an open-plan reception room, 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, storage throughout and an underground parking space.

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 spaces, art trail, shops, restaurants, and cafés, Embassy Gardens offers residents and their guests the complete London experience in the heart 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 can float through the air in the world's only Sky Pool.

The 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 throughout London.







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Property Features:

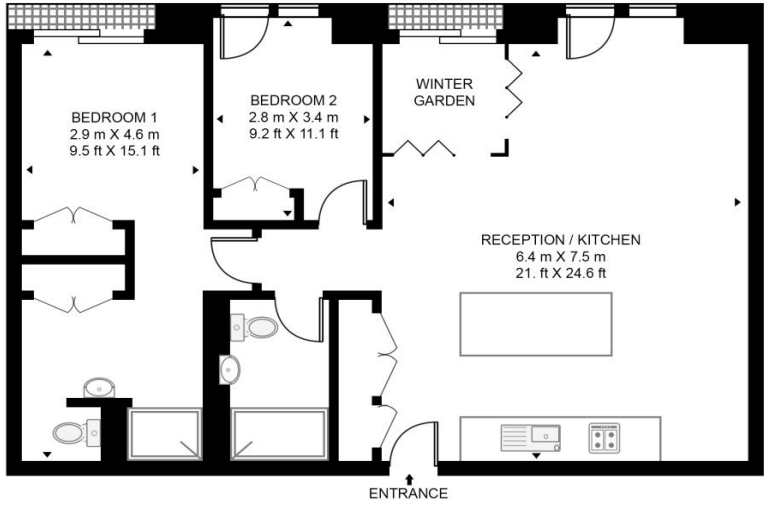
- Secure Underground Parking Space
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 973 Square Feet (Approx.)
- 24-Hour Concierge
- Sky Pool, Residents' Roof Terrace & Cinema
- Gymnasium and Indoor Swimming Pool
- Battersea Power Station (Zone 1)

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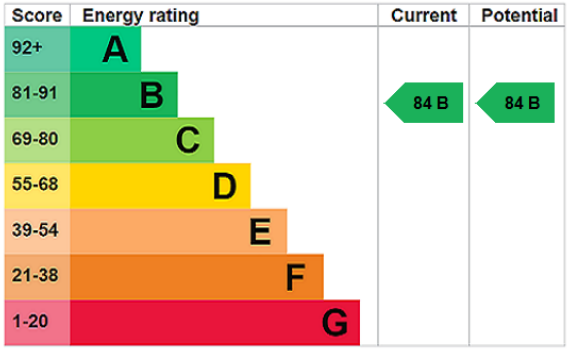
CAPITOL BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA 973 SQ.FT (90.4 SQ.M)





FIFTH FLOOR



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.

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Terms & Conditions:

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

Asking Price:	£970,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£800.00 (per annum) For the year 2026
Service Charge:	£11,595.00 (per annum) For the year 2026
Anticipated Rent:	£4,200.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: KEW260139

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