

EMBASSY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA :
419 SQ FT- 38.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**B62 Capital Building, 8 New Union
Square,
Nine Elms, SW11 7AQ**

TO RENT £3,150 Per MonthPCM

Embassy Gardens is home to the show stopping floating sky pool, a swimming pool on the 6th floor in between 2 buildings. With some of the best facilities in London, Embassy Gardens has two 24 hour concierges, two gyms with state of the art equipment, an indoor pool with access to an outdoor Jacuzzi and a residents cinema that is available to book for private events. Residents also have access to business suites, library and communal day room with pool table and Sky TV. Embassy Gardens has an increasing number of restaurants, bars and coffee shops bringing a village feel to the development. Situated a short walk from Vauxhall station, Victoria Line and National Rail Zones, 1 and 2 as well as numerous bus routes allowing easy access around the city.

- ALL BILLS INCLUDED & COUNCIL TAX
- Fully furnished
- Sky Pool
- Residents Cinema
- Single Occupants Only
- 6 MONTHS MINIMUM
- 24 Hour Concierge, Swimming Pool, Spa Facilities and 2 Gyms
- Large Studio
- Available 30th March
- EPC B

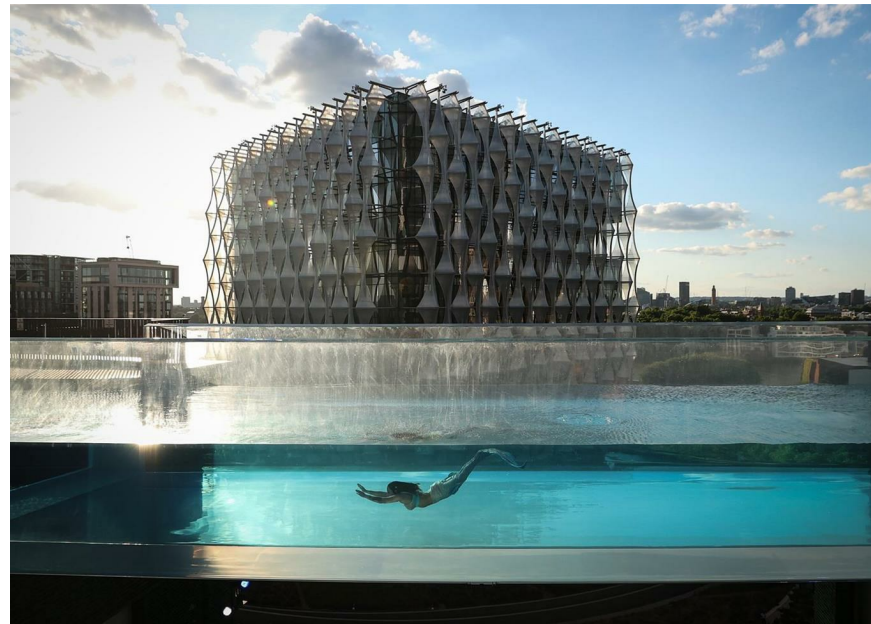
020 7581 0154

www.fullergilbert.co.uk

South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

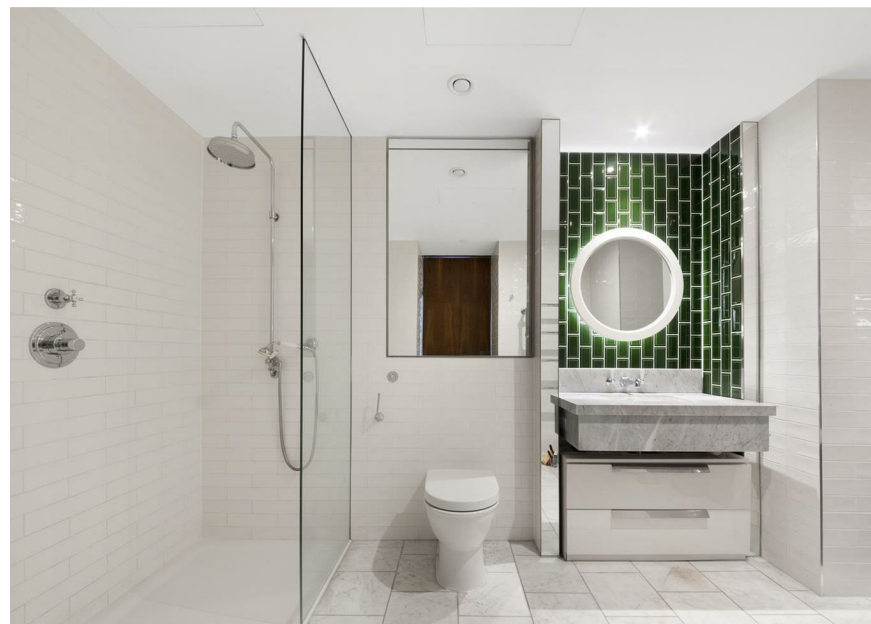
Location

An open plan kitchen and living space with a bedroom separated by a sliding glass door. At over 400 square feet with ample storage throughout this property is perfect for a single professional.



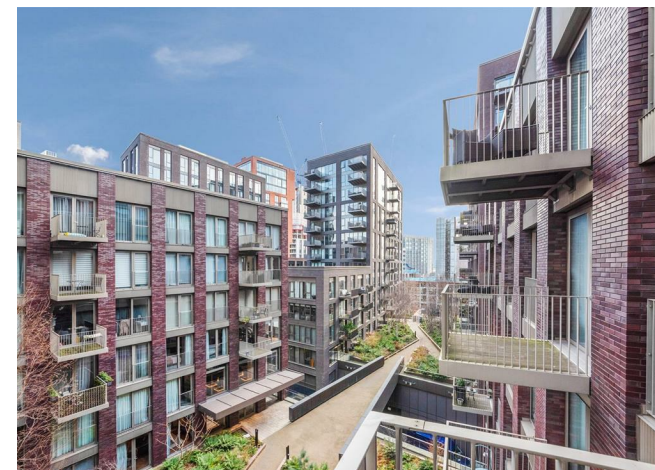
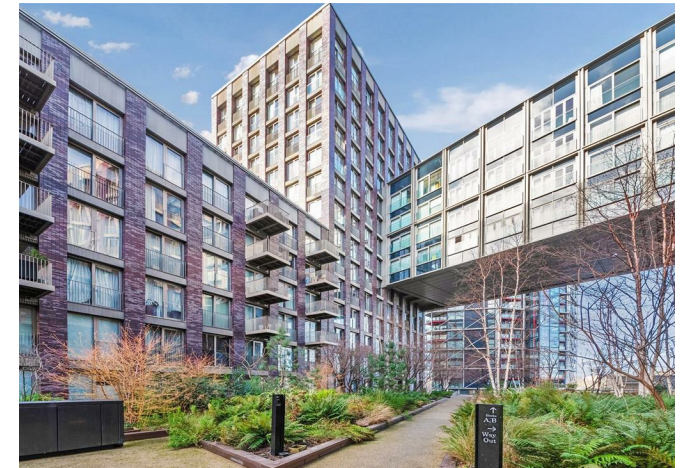
Description

Fuller & Gilbert presents this large studio apartment in Capital Building of Embassy Gardens a short walk from Vauxhall station, Victoria Line and National Rail Zones, 1 and 2 as well as numerous bus routes allowing easy access around the city.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.