



Ambassador Building

Embassy Gardens, SW11 7BP

Best Offers Over £900,000



2



2



1



B

AMBASSADOR BUILDING, EMBASSY GARDENS
 APPROXIMATE GROSS INTERNAL AREA
 837 SQ FT / 77.8 SQ M

The floor plan shows a rectangular building layout. At the top, there are two 'WINTER GARDEN' areas, each with a grid pattern. Below the left winter garden is a 'BEDROOM' (10'2 X 15'7, 3.1 X 4.8M). Below the right winter garden is another 'BEDROOM' (8'8 X 11'5, 2.7 X 3.5M). To the right of the second bedroom is a 'RECEPTION/ KITCHEN' area (12'8 X 25'3, 3.9 X 7.7M). The plan also includes a bathroom with a bathtub, toilet, and sink, and a smaller toilet. A large 'PRIME LONDON' watermark is visible across the center of the plan. A north arrow is located in the top right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(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

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Modern two bedroom ■ 837 sq ft (77.8 sqm) apartment
- Chain free ■ Walnut parquet flooring and comfort cooling
- Gym, sky pool & deck, jacuzzi ■ 24 hour concierge and cinema

This high specification contemporary apartment, with two winter gardens and set within the sought after Ambassador Building at Embassy Gardens, is available for chain free sale through Prime London.

The apartment offers an excellent living space at 837 sq ft (77.8 sqm), and comprises an open plan kitchen and living area, two well proportioned double bedrooms with ample built in storage, two stylish bathrooms (one en suite) and floor to ceiling windows.

Designed to the highest specification, the apartment boasts comfort cooling and abundant natural light reminiscent of a Manhattan loft apartment.

Located on the banks of the Thames and near London's cultural South Bank, residents not only enjoy a wealth of the Capital's finest attractions and amenities practically on their doorstep but also premium resident facilities including an exclusive private club and health spa.



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

Palace View, 131 Lambeth Road, London SE1 7BT | 21 Grosvenor Gardens, Belgravia, London SW1W 0BP
Tel: 0207 928 6663 | 0207 052 1075 Email: Office@PrimeLondonResidential.com www.PrimeLondonResidential.com