



Capital Building, 8 New Union Square **SWII**

Capital Building

London SW11

A brilliantly located penthouse in a prime position in Capital Building, Embassy Gardens.

This stand-out penthouse has been interior designed throughout, has stunning floor-to-ceiling windows which flood the property with natural light and benefit from two roof terraces, valet parking, 24-hour concierge and highly coveted access to the sky pool and gym facilities.

Having three double bedrooms and three bathrooms, two of which are en suite, the property has been meticulously planned to maximise every inch of space, with built-in storage in each bedroom, a separate utility space and a bespoke drinks cabinet in the dining area.



Guide price: £4,000,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £18,172 per annum, reviewed annually, next review due 2024

Ground rent: £1,100 per annum, reviewed every 20 years, next review due 2031

Local authority: London Borough of Wandsworth

Council tax band: H





This unique split-level penthouse offers unrivalled high-end finishing, ceiling heights of over four and a half metres and sweeping views of the River Thames and London.



**Approximate Gross Internal Floor Area
173 sq m / 1862 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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