



Capital Building, Battersea SW11



Capital Building

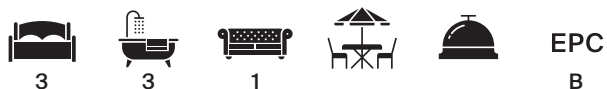
Battersea SW11

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.

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.

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: £3,999,950

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

The large wraparound terrace on the upper level is approximately 690 sq ft, with unobstructed views towards the City, with the secondary terrace directly off the reception room and second bedroom.

Further features include two valet parking spaces with three storage lockers. On site amenities include a residents lounge and cinema room, access to the Sky Pool and Gym, 24-hour concierge.

Close proximity to the popular Oxeye and highly sought-after Darby's restaurants, as well as an array of local amenities including bars, cafes and Waitrose.

Nine Elms now benefits from it's own Northern Line underground station, and is within walking distance to the newly opened Battersea Power Station.







Location

Embassy Gardens is located at the centre of Nine Elms, with Vauxhall Station (Victoria line) a short walk away. The area will benefit from the extension of the Northern line at the incoming Battersea Power Station, which is due to open in 2021.

Nine Elms, with Embassy Gardens at its heart, is home to an ever growing number of eateries and shops. There is a large Waitrose within the development, as well as independents such as Linnaean and Darby's restaurant and oyster bar close by.

Located on the banks of the Thames, Battersea Park is within walking distance, as well as the various amenities located at Battersea Power Station itself.

The area benefitted from the opening of the new US Embassy in 2018 and the new London headquarters of Apple is due to open in 2021.

The charming Battersea Park is only 1.2 miles away.

Battersea itself hosts a number of fantastic schools like St. Thomas's, leisure facilities, green spaces and shopping amenities.

All times and distances are approximate.



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Approximate Gross Internal Area: 173 Sq. metres
1862 Sq. feet

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