



Capital Building, Embassy Gardens, SW11

Asking Price £2,300,000

An exceptional three-bedroom apartment offering approximately 1,873 sq ft of beautifully presented accommodation, together with a 143 sq ft winter garden, situated within the prestigious Embassy Gardens development.

The apartment is centred around an impressive open-plan reception, dining and kitchen area, offering superb proportions for both entertaining and everyday living. Floor-to-ceiling glazing provides excellent natural light and sensational views of the river Thames, London Eye and Houses of Parliament, while the winter garden creates an additional versatile living space.

The contemporary kitchen is finished with sleek cabinetry, stone worktops, integrated appliances and a substantial island. Herringbone timber flooring runs throughout the principal living areas, adding warmth to the modern interior.

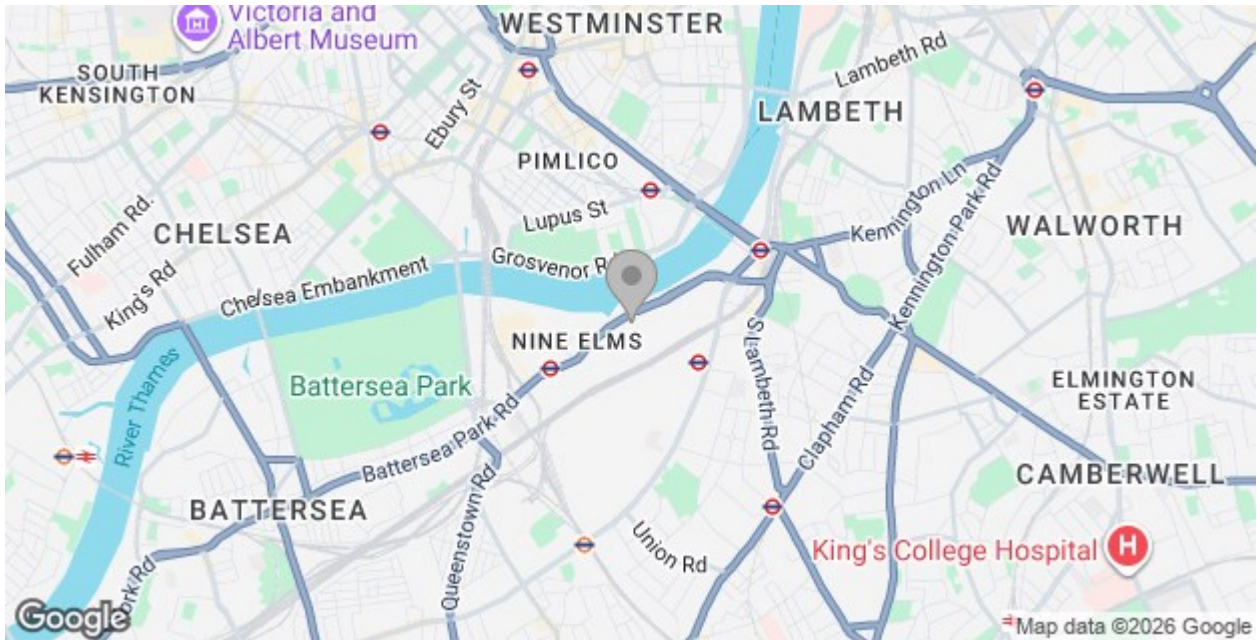
All three bedrooms are generously proportioned and benefit from excellent fitted storage. The property also features beautifully appointed bathrooms with marble finishes, walk-in showers and a freestanding bath, together with a separate utility room and extensive storage throughout.

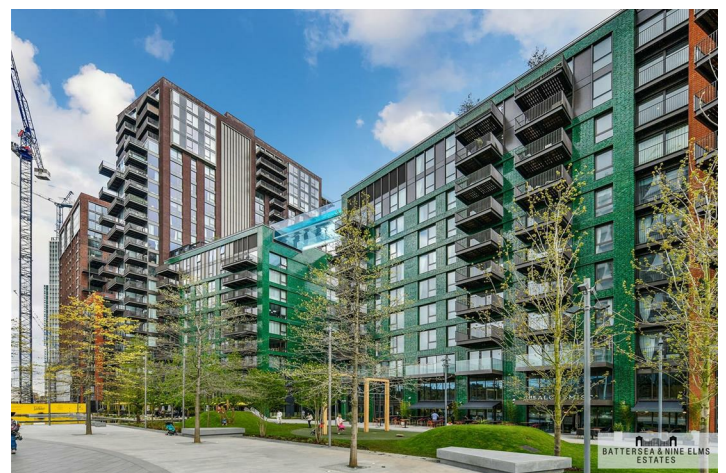
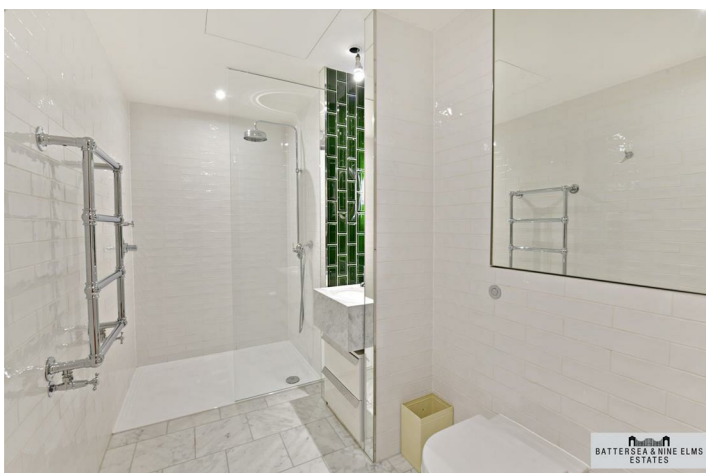
Residents of Embassy Gardens enjoy an exceptional range of amenities, including the iconic Sky Pool, residents' swimming pool, spa facilities, gym, private cinema, residents' lounges and business facilities, together with 24-hour concierge and security. The development also offers landscaped gardens and a vibrant selection of restaurants, cafés and amenities on the doorstep.

Ideally positioned for Nine Elms and Battersea Power Station, the apartment combines substantial lateral living space with outstanding residents' facilities in one of London's most distinctive modern developments.



- Three generously proportioned double bedrooms
- Sensational River Thames and London skyline views
- Access to the iconic Embassy Gardens Sky Pool and residents' facilities
- Prime Embassy Gardens location close to Nine Elms and Battersea Power Station
- Approximately 1,873 sq ft of internal accommodation
- High-specification kitchen with large island and integrated appliances
- Separate utility room
- Exceptional open-plan kitchen, dining and reception space
- Luxury bathrooms and excellent fitted storage throughout
- 24-hour concierge, residents' gym, spa, cinema and lounges





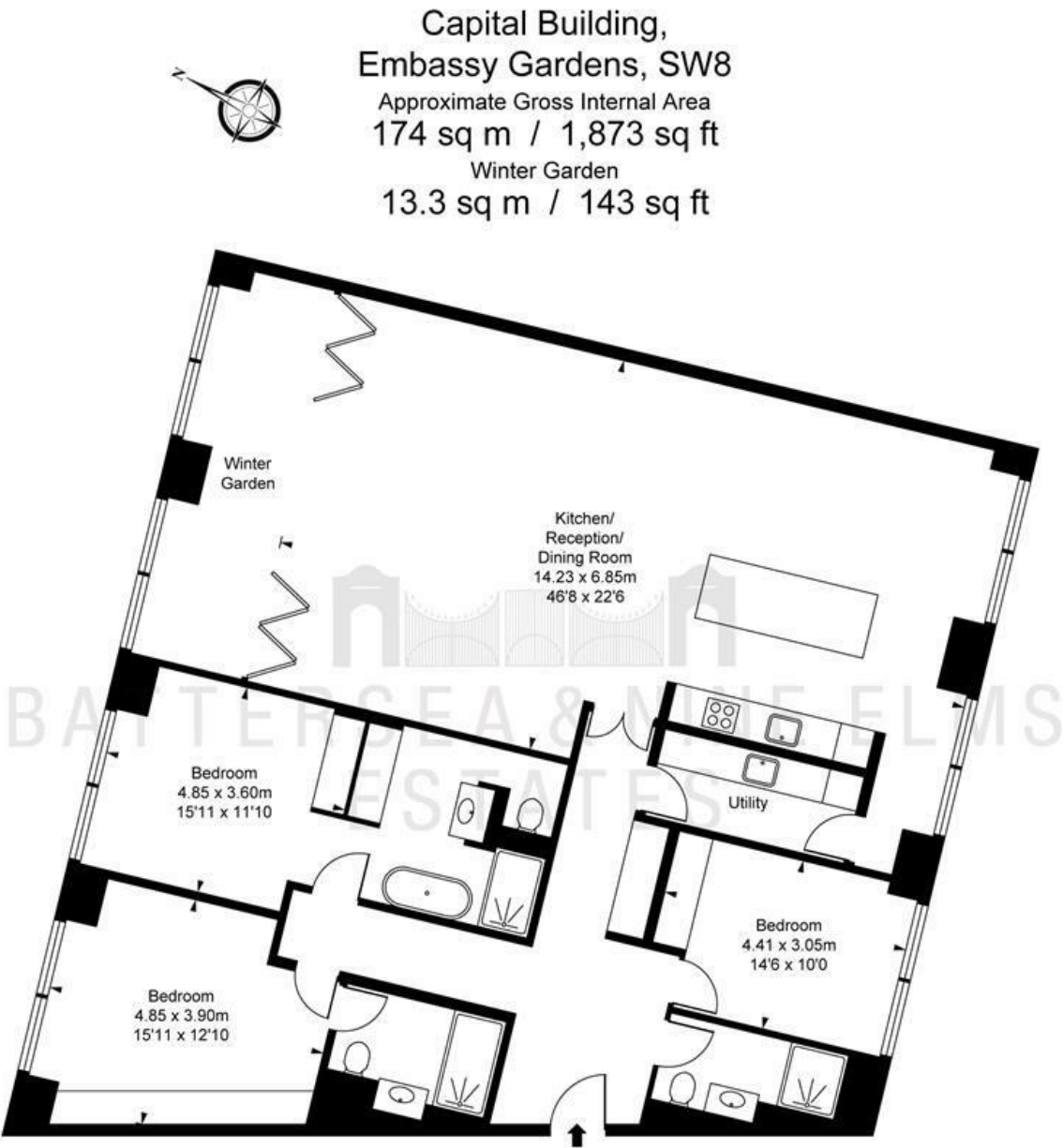


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91)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