

New Mill Road

London, SW11



A unique duplex apartment with excellent volume forming part of Embassy Gardens, SW11

A spacious and contemporary duplex apartment. New Mill Road forms part of Embassy gardens and benefits from the vast amenities on offer, including concierge, residents' gym and 2 swimming pools.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LEASEHOLD



864 SQ FT



**PRICE
£900,000**



The property

A stylish duplex apartment with exceptional volume in the sought after Embassy Gardens development. With a private, gated entrance at ground level, there is a spacious entrance hall with excellent storage. To the first floor, there is a large reception room with floor to ceiling windows, a modern fitted kitchen, double bedroom, bathroom and a separate glass study area.



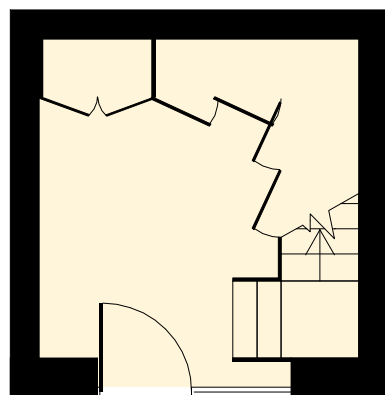
As part of the Embassy Gardens development the apartment benefits from world class on-site amenities including 24 hour portorage, gymnasium with pool and the famous "Sky Pool".

Location

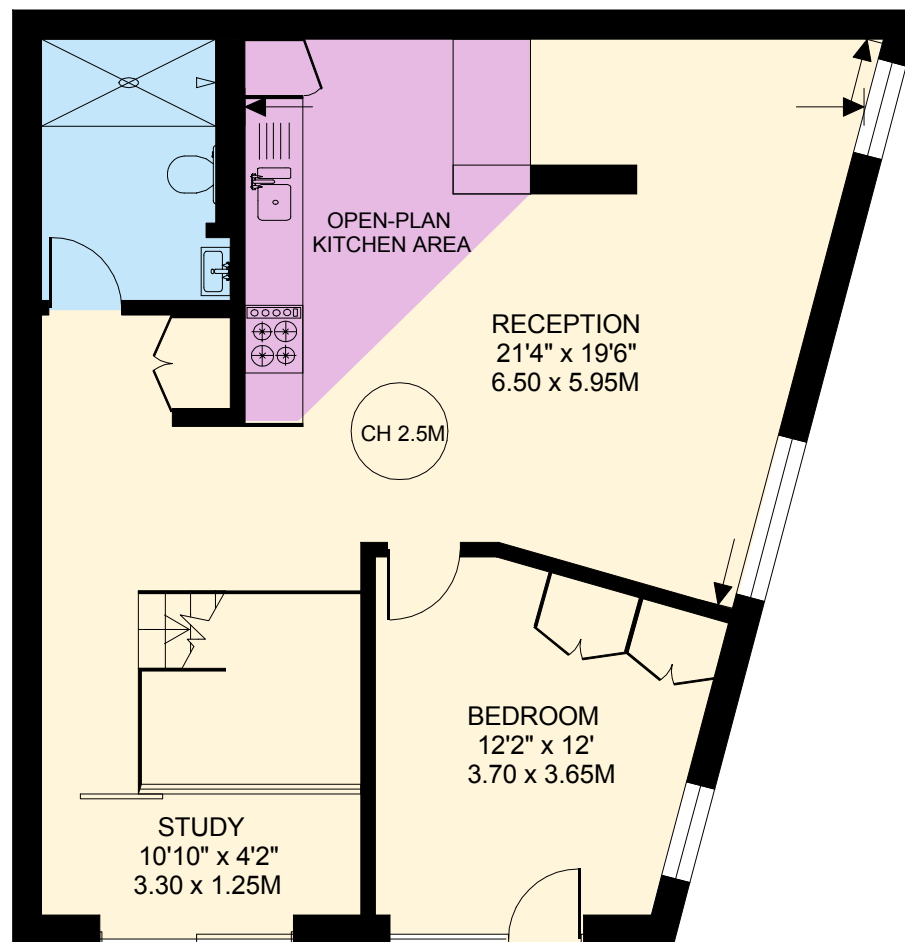
Embassy Gardens is on Nine Elms Lane, one of the capital's most desirable regeneration areas. There are many and varied amenities found both on-site and at the neighbouring Battersea Power Station for riverside bars, restaurants and shopping. Both Nine Elms Lane station and Vauxhall station are nearby.







GROUND FLOOR



FIRST FLOOR

Floorplans

Gross internal area 864 sq ft (80.3 sq m)

For identification purposes only.

General

Tenure: 984 years 8 months (999 years from 1st January 2011)

Local Authority: London Borough of Wandsworth

Service Charge: £3,468.70 per annum

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: B

Parking: Residents' parking

Broadband: Available

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Private Client Department

66 Sloane Street, London SW1X 9SH

020 7235 9959

robert.french@struttandparker.com\
struttandparker.com



@struttandparker

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