

## 5 NEW UNION SQUARE LONDON, SW11 7BT

£4,300 PCM

Toomey Estate Agent's are delighted to introduce this 15th Floor, two bedroom apartment situated in Ambassador Building in Embassy Gardens.


This beautifully presented two double bedroom apartment is arranged as an open plan kitchen/reception area with two private balconies providing views of the River Thames and the US Embassy, two double bedrooms with access to second balcony and two bathrooms of which one is en-suite. The property has ample storage space and benefits from air conditioning. Parking for one car is available with this property.

Situated within Embassy Gardens with access to an impressive sky pool on the 10th floor between two buildings. Embassy Gardens also provides residents with 24 hour concierge service, access to two gyms, access to an indoor pool with facilities to include an outdoor Jacuzzi, cinema room available for booking.



**TOOMEY**  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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