



REAL  
ESTATE

## The Capston, Embassy Gardens, Nine Elms, London SW11 7AY



- 247 private riverside residences
- Embassy Gardens' exclusive Club
- A private cinema
- Please note images are computer generated and for indicative purposes only
- London's iconic Sky Pool
- Two workspace suites
- 24-hr concierge service

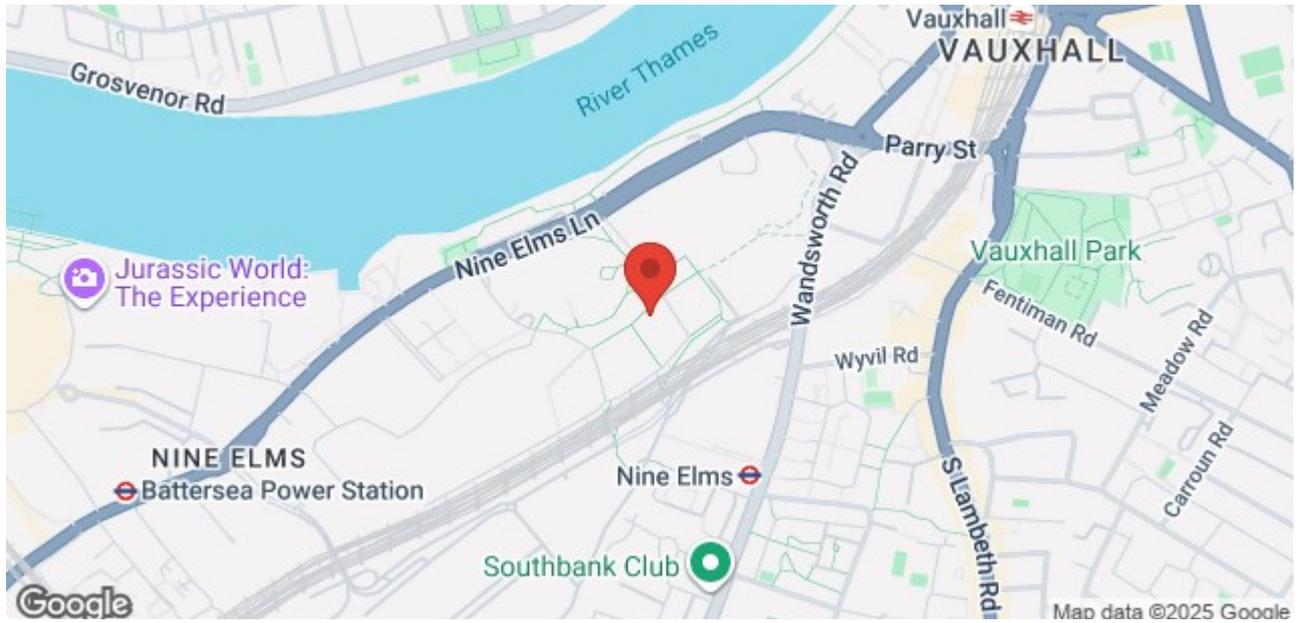
Each residence at The Capston is a testament to craftsmanship and design, with interiors shaped by renowned makers and designers. From marble sourced at Forte dei Marmi to bespoke brass fixtures, every detail is unique to The Capston and chosen for its beauty and longevity.

**Asking Price £1,875,000**

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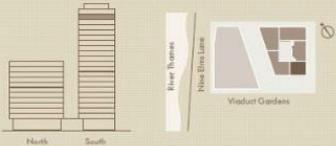


# S20.02

SOUTH BUILDING LEVEL 20



**POSITION & LOCATION**



**TWO BEDROOM**

Internal Area 83.3 sq m / 896 sq ft	Bedroom 2 4316 x 3060 mm
Living Area 6298 x 5553 mm	Balcony Area 8.5 sq m / 91 sq ft
Bedroom 1 4778 x 3584 mm	

**LEGEND**

- C Cupboard
- CL Closet
- U Utility
- W Wardrobe
- F Fridge
- FF Fridge / Freezer
- FZ Under Counter Freezer
- O Oven
- P Pantry
- WD Washer Dryer
- DW Dishwasher
- B Balcony
- T Terrace
- BOH Back of House

**DISCLAIMER**  
Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed (although it is not anticipated that any apartments will be reduced by more than 5% in size)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

On Level 20 this 896 sq ft, 2 bed apartment has beautiful interiors, artisanal craftsmanship, and a highly personalised service, with art that inspires, this is beyond quality promised; this is quality felt.

The Capston has 247 private riverside residences set on the south bank of the River Thames with unrivalled access to London's most refined postcodes. It's a place of singular excellence, where every detail is intentional, and every moment deeply realised.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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