



THE CAPSTON

EMBASSY GARDENS

AN OVERVIEW



The Capston is the final part of a story Ballymore has been at the heart of since 2007. The new city-centre precinct we've shaped in Nine Elms brought Embassy Gardens to the world's attention, as a key part of one of the most significant regeneration projects in London.

Set on the south bank of the Thames, The Capston will take its place among landscaped public squares, verdant parks and tranquil gardens. A neighbour to the US Embassy, it stands as a final, defining landmark within Embassy Gardens. Our vision was to create a place of singular excellence, where quality is evident in all its aspects.



QUALITY, FELT.

SERVICE

At The Capston, service is a quiet constant - intuitive, unobtrusive, and always assured. A dedicated team, present around the clock, delivers thoughtful assistance with grace and discretion, from seamless arrivals and valet parking to attentive housekeeping and curated wellness. Here, every gesture is considered, every detail purposeful - a standard of care that's not simply seen, but felt.

INTERIORS

A refined expression of contemporary Art Deco, The Capston's interiors are both expressive and exacting. Purposefully crafted materials - chosen for their quiet beauty and enduring character - create a design that feels timeless and richly textured.

ART

The artistic expression within The Capston transcends the conventional boundaries of painting and sculpture, evolving instead into an environment where creativity is both immersive and finely attuned. The Capston is a living gallery - an orchestrated symphony of contemporary artistry and timeless craftsmanship.



THE AMENITIES

Modelled on the proportions of Georgian architecture with a clear sense of balance and symmetry, the Pavilion is an extension of home that is elevated, yet relaxed; glamorous, yet understated. Filled with products of outstanding craft, great imagination, and an astute collector's eye, these four interconnected rooms and the gallery space that connects them offer quiet spaces for welcome, reflection, stimulation, anticipation and transition. A room dedicated to art opens out onto a secret garden; a library space is lined with thought-provoking works; a drawing room is the perfect space to welcome guests.





A SECLUDED SECRET GARDEN

Stone placed with care by a pool's edge. A cloistered pathway for a moment's reflection or a quiet conversation. Bathed in light, the Secret Garden is a canvas of natural shape and shade, movement and colour, that sits at the heart of The Capston.

THE CAPSTON AMENITIES

- 1 Foyer
- 2 Drawing Room
- 3 Gallery
- 4 Artist's Parlour
- 5 The Library
- 6 The Spring
- 7 Secret Garden
- 8 Cloister
- 9 Gymnasium
- 10 Treatment Rooms
- 11 Retreat Reception
- 12 Capston Park
- 13 Porters' Lodge



THE RETREAT

Exclusively for residents and their guests, the Retreat is a seamless fusion of fitness and well-being with elegant interiors and a Zen garden outlook. Boutique facilities offer users a complete wellness cycle. On one side, a connected series of treatments and water therapies is focused around a Hydro Pool. A superbly equipped gymnasium caters for personal goals and virtual training, and alongside, separate treatment and salon rooms are available for residents, reservable for sessions with your existing aestheticians and beauticians.

SAUNA

STEAM ROOM

TREATMENT AREAS

HYDRO POOL

EXPERIENCE SHOWER

COLD PLUNGE

HOT STONE



THE GYMNASIUM

A full spectrum of state-of-the-art equipment and facilities that can make the space feel as close to a personal gym as possible, tailorable to current programs and routines. There is a fully immersive private workout zone, connecting you to your trainer — wherever they are — or to regular on-demand classes.

TECH STUDIO

VIRTUAL CLASSES

FITNESS EQUIPMENT

PRIVATE WORKOUT ZONE

PERSONAL TRAINERS





UNWIND IN THE HEPWORTH

Reserved exclusively for the use of residents and bookable in its entirety, The Hepworth is a space made for entertaining. A central gathering area is flooded with light, lined with marble architraves, and furnished with exquisite accessories. There is a separate bar for pre-dinner drinks and, hidden, a galley kitchen allows chefs to quietly work their magic for intimate private suppers.

THE RESIDENCES

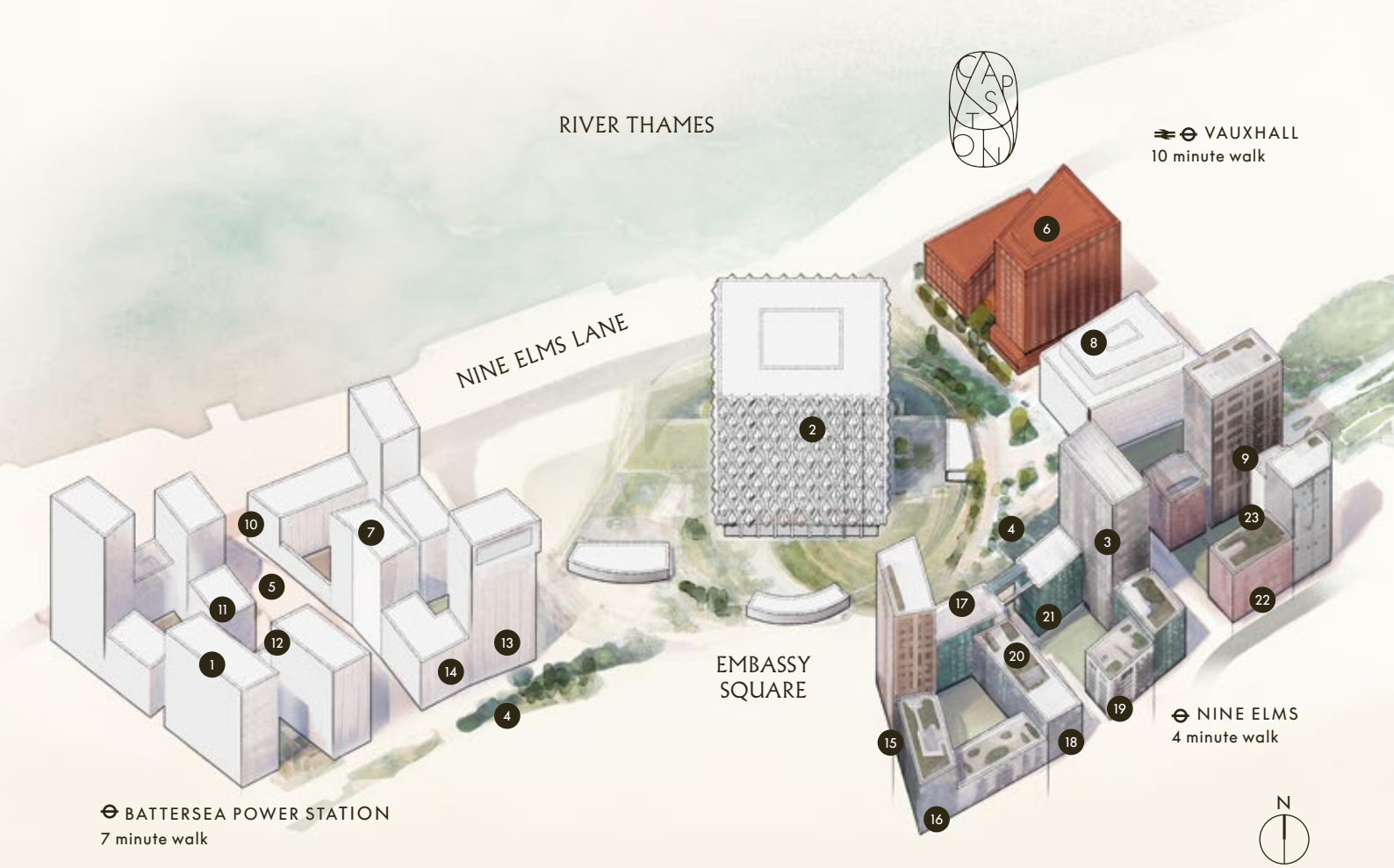
Each of The Capston's residences bear unique signatures from the makers and designers that have collaborated on these distinguished interiors. From marble selected at the Forte dei Marmi quarry to hand-worked foundry-fired brass door handles, these are fixtures and hardware that are unique to The Capston. These standards of materiality and design mean that quality is felt from the moment you arrive at your door, and along with the interior approach, each specially commissioned detail contributes to a coherent, considered whole.



YOUR WIDER NEIGHBOURHOOD

Beyond the curated boutiques of The Capston's neighbouring colonnade, the precinct's full scope of retailers share a passion for being the best at what they do, and it shows in the quality of the food, drink, experiences and creativity that they bring to Embassy Gardens. This is Nine Elms at its very best. Darby's brings outstanding Irish food and drink and is a perfect neighbourhood hangout.

As a resident of The Capston you are also within moments of the Eg:le Club, with access to its business lounge and meeting rooms. Right on your doorstep, the Club's amenities also include the rooftop oasis of the Sky Deck and the chance to spend time in the cooling waters of the world-famous Sky Pool.

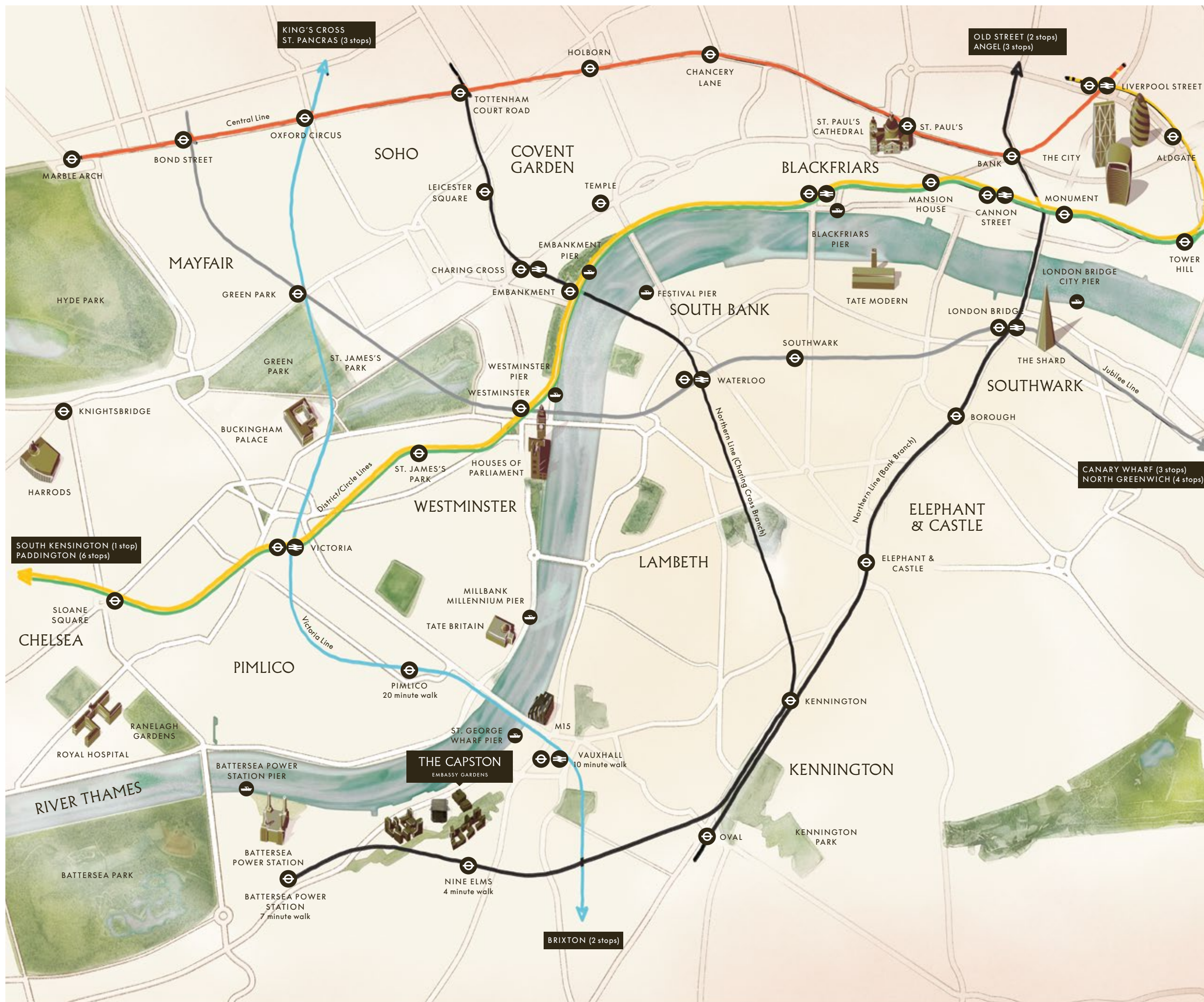


BUILDINGS

- | | |
|--|--|
| 1 Capital Building | 7 Ambassador Building:
Beckett Lounge |
| 2 U.S. Embassy | Belmont Pool and Gym |
| 3 Legacy Building:
Linea Lounge
Sky Pool
Orangery | 8 One:Eg |
| 4 Linear Park | 9 The Modern |
| 5 New Union Square | |
| 6 The Capston | |

RETAIL

- | | |
|--------------------------------------|-------------------|
| 10 Waitrose | 16 Remedi |
| 11 Ten Health & Fitness | 17 The Alchemist |
| 12 Troy House Gallery | 18 Neon Black |
| 13 District Coffee | 19 Mouth Dental |
| 14 Passyunk Avenue | 20 Evernight |
| 15 World Heart Beat
Music Academy | 21 Darby's |
| | 22 UNIT Nine Elms |
| | 23 Furnily |



The Capston couldn't be better located for a life that embraces London and beyond. The shops, culture and nightlife of Pimlico and Chelsea are just across the river, as is Tate Britain and the Palace of Westminster. Just a little bit closer to home, the sweeping transformation of Battersea Power Station — home to Apple's UK headquarters — opens up a host of places to eat and drink, and stores to browse.

Located just moments away, Battersea Park offers a rare sense of openness in the heart of the city. With expansive green spaces, formal gardens, and a riverside promenade, it provides a welcome escape from the urban pace. A place for reflection, recreation, and connection to nature.

VIA FOOT

NINE ELMS STATION	4 MIN
BATTERSEA POWER STATION	7 MIN
VAUXHALL STATION	10 MIN
THE OVAL	20 MIN
BATTERSEA PARK	23 MIN
CHELSEA BRIDGE	28 MIN
KING'S ROAD	40 MIN

VIA TUBE

VICTORIA	3 MIN
GREEN PARK	5 MIN
OXFORD CIRCUS	7 MIN
WATERLOO	7 MIN
TOTTENHAM COURT ROAD	11 MIN
LONDON BRIDGE	11 MIN
KING'S CROSS ST PANCRAS	11 MIN
BANK	13 MIN
CANARY WHARF	40 MIN

VIA TRAIN

WATERLOO	4 MIN
WIMBLEDON	12 MIN
GATWICK AIRPORT	32 MIN
LONDON CITY AIRPORT	38 MIN
HEATHROW AIRPORT	50 MIN

VIA BOAT

WESTMINSTER PIER	10 MIN
EMBANKMENT PIER	18 MIN
BLACKFRIARS PIER	23 MIN
BANKSIDE	27 MIN

EDUCATION

With renowned schools and world-class universities nearby, residents of The Capston enjoy seamless access to a vibrant and enriching educational landscape, all just moments from home.

UNIVERSITIES

University of Arts London
London School of Economics
King's College London
Imperial College London
University College London
University of London
University of Westminster
London Business School

CAR

21 mins
16 mins
16 mins
14 mins
20 mins
20 mins
22 mins
37 mins

TUBE

25 mins
29 mins
29 mins
37 mins
29 mins
28 mins
25 mins
24 mins

DISTANCE

3.2 km
4.9 km
5.1 km
5.3 km
6.4 km
6.7 km
7.2 km
8.4 km



DEVELOPMENT DETAILS

LEASEHOLD TENURE
999 year lease.

COMPLETION DATES (ESTIMATED)
Q3 – Q4 2028.

SERVICE CHARGE (ESTIMATED)
Apartments – £12.98/sqft pa

GROUND RENT
No ground rent payable.

PARKING (SUBJECT TO AVAILABILITY)
Valet Parking (right to park) – £100,000
Parking Service Charge – £577 pa

BUILDING INSURANCE
Building insurance is arranged by the managing agent and paid through service charge.

APARTMENT WARRANTY
10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

HEATING AND COOLING
The building has a ground source energy system to provide heating and cooling . This system will be operated by a company called Metropolitan, who will maintain the system and your heat pumps.

COUNCIL TAX
Council Tax bands and rates are set by Wandsworth Council. For the 2025–2026 period, annual charges for this property may range from £990.07 - £1,980.15*, depending on the band.

*Please refer to the Wandsworth Council website for accurate and up-to-date information.

PURCHASE PROCEDURE

RESERVATION FEE
£5,000 fee payable on reservation
(£10,000 for apartments over £2 million)

Payment by bank transfer, credit or debit card.

DEPOSIT 1
10% of agreed purchase price
(less reservation fee) to be paid on exchange of contracts.

DEPOSIT 2
5% of agreed purchase price to be paid 12 months after exchange of contracts.

BALANCE
The remaining 85% of the purchase price is payable upon completion.



THE TEAM

ESTATE MANAGEMENT COMPANY
Ballymore Asset Management Company

DEVELOPER / VENDOR
The A01 Building Limited

CONTRACTOR
Ballymore Construction Services Limited

THE LOCAL AUTHORITY
London Borough of Wandsworth

A legal fee contribution of £1,500 will be given where the purchaser instructs one of the recommended solicitors, payable as a deduction on completion.

DISCLAIMER

This document and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared but may be subject to change in accordance with permitted variances under the apartment sale contracts. 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). Computer generated images and photos are indicative only. Furniture shown in computer generated images and photos is not included in sales. All sales remain subject to contract. The Capston is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof). Any dates quoted (including but not limited to completion dates) are estimates only based on current projected development programme and therefore are subject to change. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Details of facilities for the development referred to herein are those which are currently anticipated, but the developer reserves the right to alter those facilities at its discretion and without notice. In addition where facilities are being provided, they may not be available for use at the time that any given flat sale is due to complete.

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