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The Capston: A New Era in Luxury Living at Nine Elms, London

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Nestled in the heart of London's vibrant Nine Elms, The Capston symbolizes the crowning jewel of Ballymore's Embassy Gardens development. Strategically located adjacent to the U.S. Embassy and surrounded by some of the city's best shopping and dining destinations, The Capston is not just another residential building—it is an embodiment of art, connectivity, and luxury living. As the final chapter in Embassy Gardens' development, The Capston offers 247 meticulously crafted residences, ranging from 455 sq ft studios to 2,500 three-bedroom penthouses, due for completion in 2028.





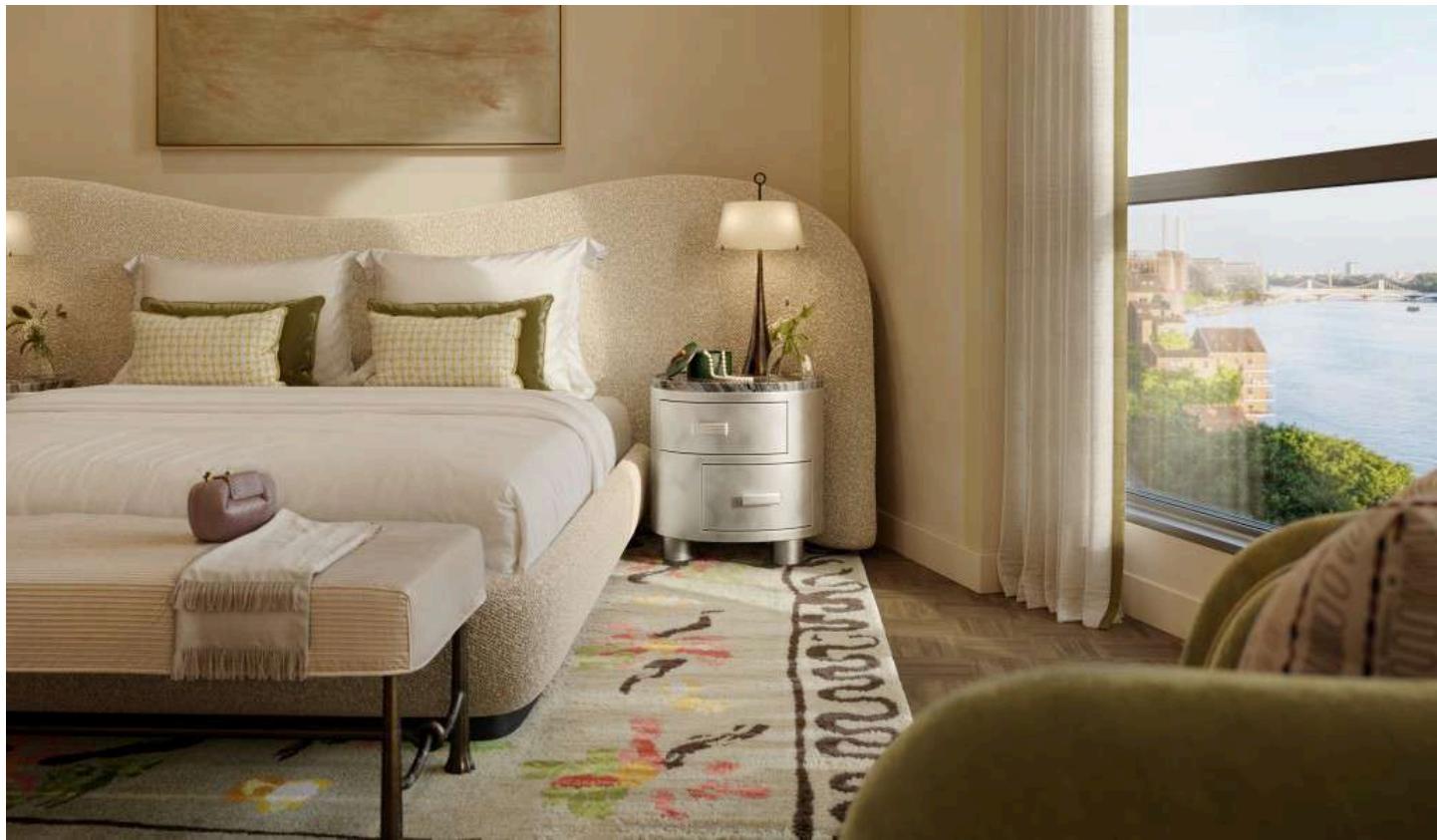
Premium amenities and facilities

“The Capston is not only equipped with amenities akin to a five-star hotel, but also a place where you feel at home,” enthuses James Boyce, Sales Director at Ballymore.

Upon entering The Capston, at the ground floor pavilion, there are four interconnected spaces—Artist’s Parlour, Drawing Room, Library, and Garden Room. These are areas where residents can enjoy a moment of peace while admiring the artworks on display. Taking a few more steps inside the pavilion, a secret garden featuring Japanese-inspired planting will come into view. To the north of the property lies The Capston Park, where cherry blossoms and evergreens are carefully planted, creating an artful scenery. There is nothing more perfect than taking a stroll here on a calming summer afternoon.

Moving further to the ground floor, there is the wellness centre, The Retreat. It features a 25-meter hydro pool, gym with private training rooms, sauna, steam room, treatment areas, cold plunge, and hot stone. These plentiful facilities, combined with the exclusivity of The Retreat, make it an ideal spot for residents to unwind and relax, especially after a long day of work.

In addition to the exclusive amenities of The Capston, residents can also enjoy access to the broader facilities at Embassy Gardens, including the world-famous Sky Pool, Sky Deck, and Sky Deck Bar—popular spots for capturing stunning Instagram photos—as well as business lounges, screening rooms, and many other amenities.



Personalized service and security

Personalized services are another key highlight of The Capston, which is also an indispensable part of a high-end residence. The Capston offers a dedicated 24/7 concierge team that provides tailored support to residents, such as helping residents to manage incoming and outgoing deliveries swiftly, and assisting them in any inquiries. “We hope every one of our residents could feel their needs are specially cared for,” James stresses.

Additionally, as a premium residence that prioritizes safety, The Capston also features integrated intelligent security systems with a Porter’s Lodge within the Foyer, providing 24-hour security for all.



Unique arts and designs

With the aim of supporting both renowned and emerging artists, Ballymore's Founder, Chairman, and CEO, Sean Mulryan, took the lead on The Capston's interior design. As an art enthusiast, Sean seamlessly integrated his favorite art pieces into every corner of the building. These artworks are not only displayed in amenity spaces, but also showcased in the Sales Gallery. They include works by Vincenzo Muratore, an Italian sculptor, painter, and designer; Anna Gillespie, a British figurative sculptor; and many other acclaimed artists. Every piece of wood and marble in The Capston has been carefully sourced, with the intention that the quality and attention to detail can be felt by every guest throughout the residence.



Prospect on the Capston

“We see great potential for Hong Kong buyers in this development,” said James. Having collaborated with Sun Hung Kai Properties on various projects before, Hong Kong buyers trust in the high standards we deliver, as well as our dedication and commitment to developing superior homes in London.”

Despite strong confidence shown, some still worry policy changes to be proposed in the upcoming Autumn Budget may pose challenges for the development. For instance, impending tax adjustments might trigger a sense of uncertainty among prospective buyers. “While many potential policies are being discussed, the exact changes are still uncertain. I believe London will continue to be one of the world’s most attractive places to live.” James remains optimistic on this issue.

“Ballymore is deeply committed to London, and we are confident that The Capston will be very appealing to our customers regardless of policy changes. In the coming years, I am sure that London will still remain strong and favorable, and there will always be a healthy market for quality developments like this.” James adds.



Know more about The Capston

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