



24 Albert Embankment, London  
SE1

GARTON JONES.COM



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## £2,050,000 Leasehold

A stunning 2-bedroom apartment of approx. 1489.5sq.ft (138.38sq.m) available for sale in The Corniche, a landmark development by St James, located on the South Bank of the River Thames in between Lambeth Bridge and Vauxhall Bridge. This beautiful property further benefits from an open plan reception room with a fully fitted interior designed kitchen with Miele appliances, a balcony enjoying direct views of the River Thames, 2 luxury en-suite bathrooms and additional Guest W/C, and good storage including a utility cupboard and fitted wardrobes to both bedrooms. Designed by the internationally acclaimed architectural practice, Foster and Partners, residents further benefit from a 24-hour concierge service, a 19th Floor Residents Lounge & Bar with a terrace enjoying amazing London views, an extensive health and wellness suite offering spa treatments, a gymnasium with private training facilities and an indoor infinity pool and screening room, a cinema screening room & private dining spaces, as well as a bowling alley & games suite. Vauxhall Station is a short walk away, as is London Southbank offering a plethora of restaurants, bars & theatres all nearby.

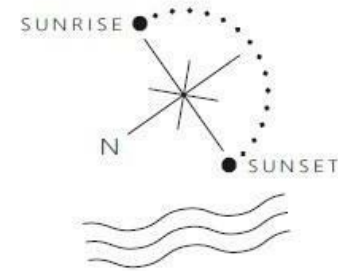
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Leasehold: 989 Years Remaining
- Service Charges: Approx. £12,000 per annum
- Ground Rent: £750 per annum
- Council Tax Band (London Borough of Lambeth)
- EPC Rating B(87)

- 2 Bedrooms
- 1,489sq.ft (138sq.m)
- 2 Bathrooms (1 En-Suite) + Guest W/C
- Stunning Views of the River Thames
- Balcony
- 24 Hour Concierge
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- Floor Residents Lounge & Bar
- 0.4 Miles to Vauxhall Station



EPC certificate available on request.



<b>Apartment</b>		
<b>Level</b>	<b>13</b>	
Living Room	6.60 x 6.47m	21'8" x 21'3"
Dining	5.60 x 3.91m	18'5" x 12'10"
Kitchen	3.90 x 2.60m	12'10" x 8'6"
Bedroom 1	4.33 x 7.46m	14'2" x 24'6"
Bedroom 2	5.56 x 3.99m	18'3" x 13'1"
Balcony	4.84 x 2.01m	15'11" x 6'7"
<b>Total Internal Area</b>	<b>138.38 m<sup>2</sup></b>	<b>1,489.5 ft<sup>2</sup></b>
<b>Total External Area</b>	<b>6.24 m<sup>2</sup></b>	<b>67.1 ft<sup>2</sup></b>



