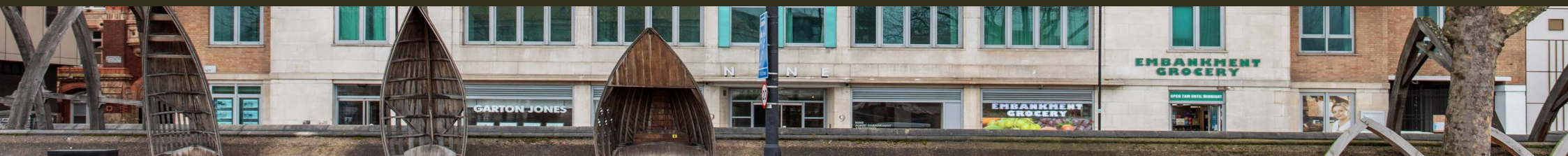




9 Albert Embankment, Vauxhall  
London SE1

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9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £1,100,000 Leasehold

Discover the epitome of modern riverside living in this stunning 2-bedroom, 2-bathroom (1 en-suite) apartment, boasting an expansive 1,163 sq.ft (108 sq.m) of luxurious space. Nestled in the sought-after 9 Albert Embankment development, strategically located along the iconic River Thames between Vauxhall and Lambeth bridges. This contemporary residence offers a bright and spacious open plan reception room seamlessly integrated with a state-of-the-art kitchen, creating the perfect ambiance for both relaxation and entertainment. Marvel at breathtaking, uninterrupted views of the River Thames from your own haven of comfort.

Benefiting from secure underground parking (available through separate negotiation), this property also provides the convenience of a 24-hour concierge and an on-site convenience store. Picture yourself enjoying the ultimate urban lifestyle with easy access to Parliament Square, the vibrant South Bank, and local shopping facilities. With superb transport connectivity, this property is just 0.5 miles away from Vauxhall Station, ensuring effortless commuting. A frequent bus service at your doorstep, coupled with the nearby rail/tube links, makes navigating London a breeze. For added convenience, a taxi rank at the neighbouring Park Plaza Hotel and a River Taxi Service at the nearby St George Wharf provide alternative transport options.

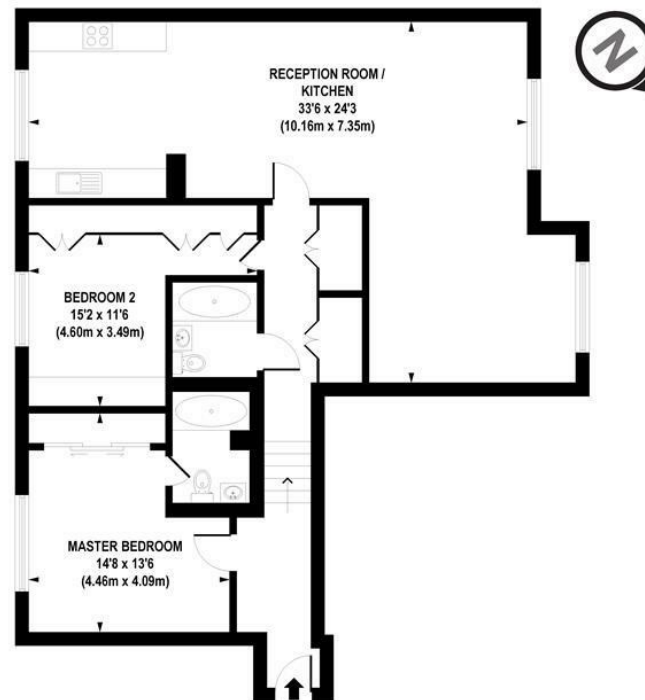
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Radiators
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G (London Borough of Lambeth)
- Leasehold: 976 Years remaining (999 years from 1 January 2001)
- Service Charges: £8,500 per annum
- Ground Rent: £250 per annum
- EPC Rating E (50)

- 2 Bedrooms
- 1,163sq.ft (108sq.m)
- 2 Bathrooms (1 En-Suite)
- Direct River Views
- Large Open Plan Reception
- Modern Kitchen
- 24 Hour Concierge
- On-Site Convenience Store
- Secure Underground Parking by Separate Negotiation
- 0.5 Miles to Vauxhall Station



EPC certificate available on request.



**APPROX. GROSS INTERNAL FLOOR AREA 1163 sq. ft / 108.07 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

