



9 Albert Embankment, Vauxhall  
London SE1

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## £550,000 Leasehold

Discover the pinnacle of city living in this vibrant one-bedroom apartment of 521.00 sq.ft (48.41sq.m) on the 12th floor of 9 Albert Embankment, a sought-after riverside development conveniently located on the South bank of the River Thames between Vauxhall & Lambeth bridges.

Impeccably maintained, this residence offers a seamless blend of modern aesthetics and stunning panoramic views of the London skyline. With a spacious, open plan reception & kitchen, the property further benefits from a large bedroom with built-in wardrobes, a stylish bathroom suite, and a spacious balcony.

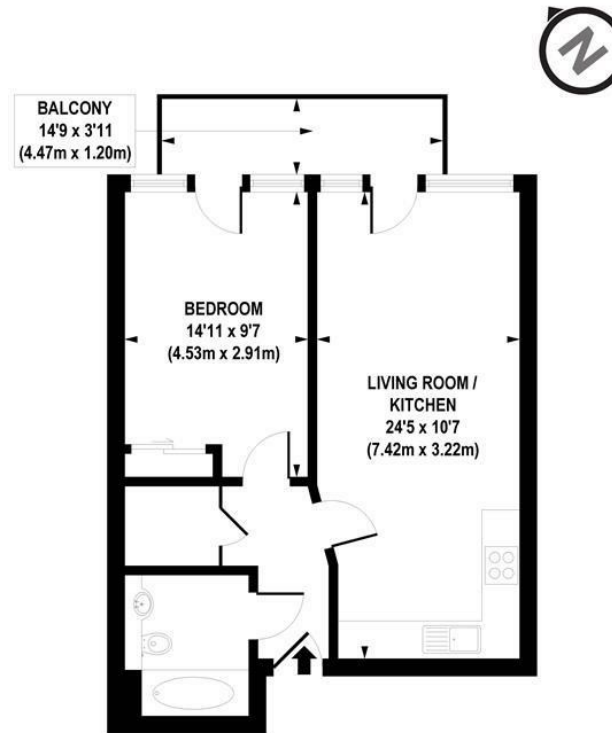
9 Albert Embankment is a coveted building in a prime location with residents enjoying the convenience of 24/7 concierge services, and ample bicycle storage. Dive into the vibrant local scene with trendy bars, restaurants, and shops at your fingertips. Effortless commuting is ensured with frequent bus services and close proximity to Westminster and Vauxhall tube and rail services.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Electric Heaters
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Own private parking space
- Double lift access
- Building Safety: EWS1- A1 Rated
- Council Tax Band E (London Borough of Lambeth)
- Leasehold : 999 Years since 2004
- Service Charges £4,000 per annum
- Ground Rent: £150 per annum
- EPC Rating B (85)

EPC & EWS1 certificates available on request.

- 1 Bedroom Apartment
- 521.00 sq.ft (48.41sq.m)
- Location: Prime riverside address, ideal for urban enthusiasts.
- Views: Stunning London skyline vistas from your living room, bedroom and exclusive balcony.
- Modern Living: Stylish open-plan design with a contemporary integrated kitchen.
- Convenience: Enjoy the luxury of 24/7 concierge services for hassle-free living.
- Parking: Secure Private Parking Space
- Bike Storage: Ample storage for bicycles, catering to an active lifestyle.
- Local Lifestyle: Immerse yourself in the local scene with trendy bars, eateries, and shops nearby.
- Transport Connectivity: Effortless commute with frequent bus services and close proximity to Westminster and Vauxhall tube and rail services.





**APPROX. GROSS INTERNAL FLOOR AREA 521 sq. ft / 48.41 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

