



9 Albert Embankment, London  
SE1

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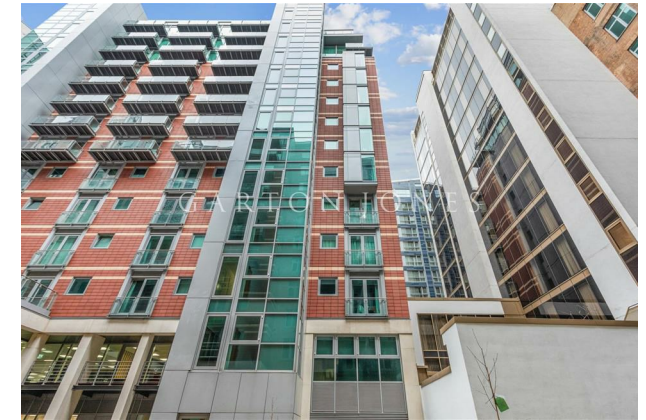
9 Albert  
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London  
SE1 7SP

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## £545,000 Leasehold

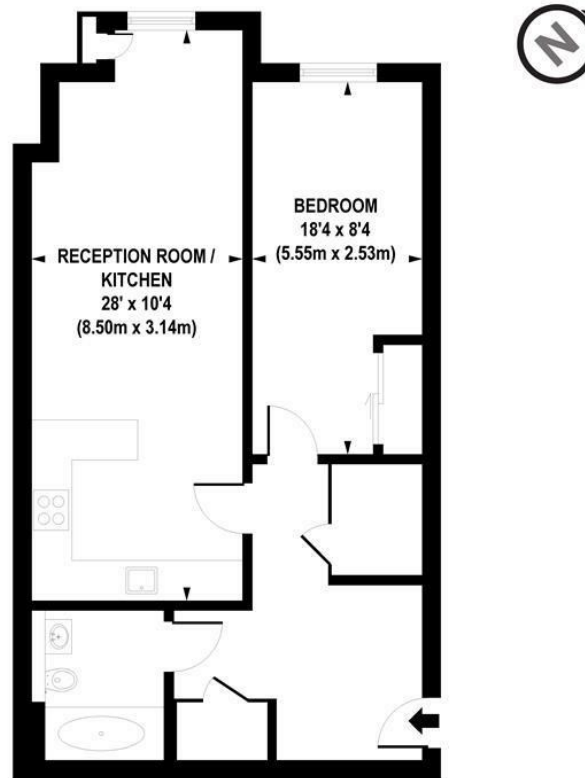
A beautifully presented 1-bedroom property of approximately 657sq.ft (61sq.m) internal living space in 9 Albert Embankment, a popular riverside development completed by Berkeley Homes. This property has been renovated to a high standard by the current owner and is well positioned on the side of the building and offers residents a quiet view over the communal courtyard. The property comprises a large, open plan reception with a stunning, recently renovated kitchen, a spacious bedroom with built-in wardrobes, and a modern bathroom suite. The property also further benefits from having a dedicated secure, underground parking space included in the sales price, as well as generous internal storage. 9 Albert Embankment is a highly regarded residential development offering a dedicated 24-hour concierge and is a short walk away from the London South Bank offering a great selection of shops, bars & restaurants, and you are conveniently close to Waterloo and Westminster. Vauxhall Station is a 10-minute walk away, providing access to the Victoria Line and overground services to Waterloo and Southwest London.

- 1 Bedroom
- 657sq.ft (61sq.m)
- Secure Underground Parking
- New Fitted Kitchen
- New Natural Oak Effect Laminate Flooring Throughout
- Generous Storage
- Quiet Courtyard Views
- 24 Hour Concierge
- On-Site Convenience Store
- 0.5 Miles to Vauxhall Station



- Electricity Supply — Mains | Water Supply — Included | Sewerage — Mains | Heating — Electric Radiators
- Broadband & Mobile Signal: Fibre Broadband Installed
- Parking: Secure Underground Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band E (London Borough of Lambeth)
- Leasehold: 976 Years Remaining (999 years from 1 January 2001)
- Service Charges: £4,000 per annum
- Ground Rent: £150 per annum
- EPC Rating C (76)

EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 657 sq. ft / 61 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

