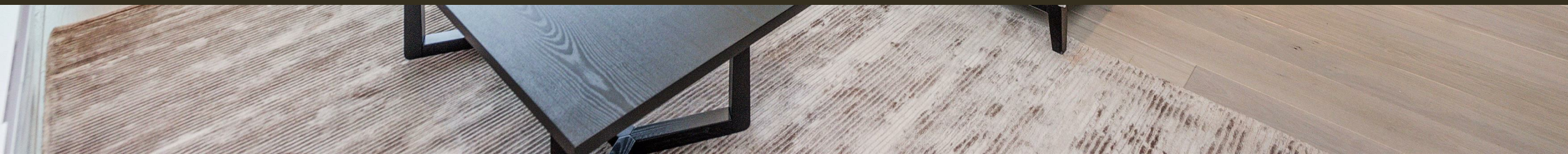




30 Albert Embankment, London
SE1

GARTON JONES.COM



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GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

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

£1,650,000 Leasehold

Welcome to the Merano Residences, a prestigious address located at 30 Albert Embankment in the heart of London SE1. This luxurious flat boasts not only a prime location but also a wealth of desirable features.

As you step into this exquisite property, you are greeted by a spacious reception room that offers a perfect setting for entertaining guests or simply relaxing in style. With two well-appointed bedrooms and two modern en-suite bathrooms and additional guest W/C, this flat provides ample space for comfortable living.

Spanning across 1,484sq.ft (138sq.m), this flat offers a generous living area with some of the best views in London. Imagine waking up to stunning vistas of the River Thames, the iconic Houses of Parliament, and the charming sights towards Battersea. The beauty of London unfolds right before your eyes, creating a picturesque backdrop for everyday living.

Built by the renowned Berkeley Homes in collaboration with architects Rogers Stirk Harbour and Partners, this property exudes quality and sophistication. The Merano Residences is an exclusive and luxury building, housing only 40 apartments, ensuring a sense of privacy and exclusivity for its residents.

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

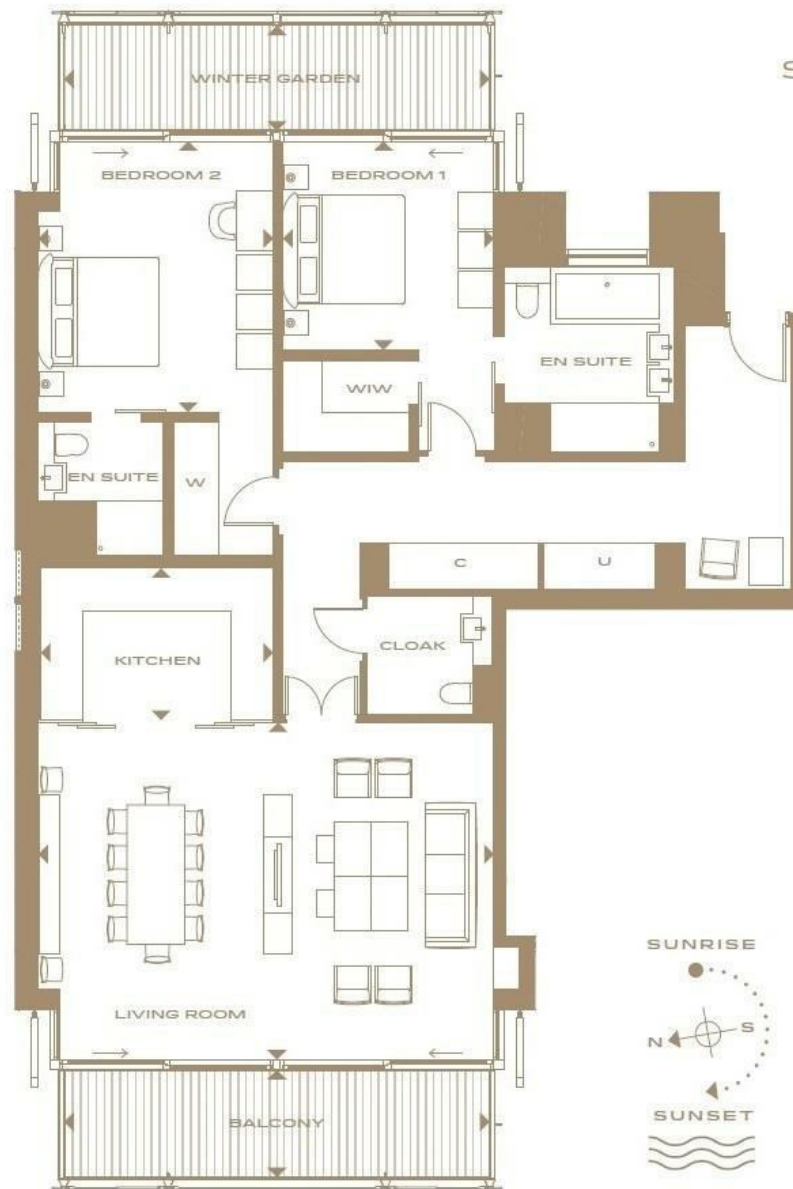
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band H (London Borough of Lambeth)
- Leasehold: 988 Years Remaining (999 Years from 1 January 2013)
- Service Charges: £15,000 per annum
- Ground Rent: £750 per annum
- EPC Rating B (86)

- 2 Bedrooms
- 1,484sq.ft (138sq.m)
- 2 Bathrooms (1 En-Suite)
- Stunning River Views
- Balcony
- Winter Garden
- Walk-in Wardrobe & Excellent Storage Throughout
- 24 Hour Concierge
- 14th Floor Residents Roof Terrace
- 0.3 Miles to Vauxhall Station



EPC certificate available on request.

SINGLE BAY APARTMENT
TYPE 1



Living	7.50m x 5.55m / 24'7" x 18'3"
Kitchen	3.80m x 2.50m / 12'6" x 8'2"
Bedroom 1	3.50m x 3.45m / 11'6" x 11'4"
Bedroom 2	3.90m x 4.45m / 12'10" x 14'7"
Balcony	7.00m x 1.75m / 22'11" x 5'9"
Winter Garden	7.00m x 1.70m / 22'11" x 5'7"
Total internal area	138 sq m / 1,484 sq ft
Total external area	24 sq m / 265 sq ft

