



30 Albert Embankment, London  
SE1

GARTON JONES.COM



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## £1,685,000 Leasehold

A stunning 2-bedroom apartment offering 1,486sq.ft (138sq.m), with iconic direct river views towards the Houses of Parliament, Big Ben, & the City of London, available to purchase in the prestigious Merano Residences, a riverside Berkeley Homes development created by Rogers Stirk Harbour and Partners on the banks of the River Thames. Benefitting from a fantastic living space, this 10th floor apartment offers an open plan reception room with a smart integrated kitchen enjoying direct views of the River Thames. Additionally, there are 2 luxury en-suite bathrooms, a guest cloakroom, utility cupboard and good storage throughout, river facing balcony and separate winter garden. Fashionably located on the South Bank of the river and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences provides residents with a 24-hour concierge service and a shared external roof terrace on level 14. Merano Residences is only 5 minutes' walk to Vauxhall Station with rail, tube, and bus services.

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
- 1,486sq.ft (138sq.m)
- Views of the River Thames
- 2 Bathrooms + Guest W/C
- Balcony
- Winter Garden
- Fantastic Storage
- 24 Hour Concierge
- Communal Roof Terrace
- 0.3 Miles from Vauxhall Station



EPC certificate available on request.



Living	7.50m x 4.65m / 24'7" x 15'3"
Kitchen	2.90m x 3.85m / 9'6" x 12'6"
Bedroom 1	3.50m x 3.50m / 11'6" x 11'6"
Bedroom 2	3.65m x 3.85m / 11'11" x 12'8"
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 / 1,486 sq ft
Total external area	24 sq m / 265 sq ft





