



9 Albert Embankment, London  
SE1

GARTON JONES.COM



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Embankment  
London  
SE1 7SP

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## £500,000 Leasehold

A well-presented 1-bedroom apartment of 499sq.ft (46sq.m) available to buy in 9 Albert Embankment, a modern residential development by Berkeley Homes, located on the banks of the River Thames. The living space comprises of an open plan reception room with a smart integrated kitchen, there is a large balcony overlooking a communal courtyard with access from both the reception and bedroom, wood flooring, and good storage. Residents of 9 Albert Embankment also benefit from an on-site convenience store and residents have the use of a 24-hour concierge. The rail, tube and bus services of Vauxhall are a short walk away and Westminster and Waterloo are also both within easy reach.

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

- Electricity Supply — Mains | Water Supply — Mains (Included in Service Charge) Sewerage — Mains | Heating — Electric Radiators
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- 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: £5412.00 per annum (includes water charges)
- Ground Rent: £150 per annum
- EPC Rating B (81)

- 1 Bedroom
- 499sq.ft (46.3sq.m)
- Open Plan Reception
- Modern Integrated Kitchen
- Balcony
- Lift
- Bathroom
- 24 Hour Concierge
- On-Site Convenience Store
- 0.6 Miles to Vauxhall Station



EPC certificate available on request.



GROSS INTERNAL  
FLOOR AREA 499 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46 SQ M

