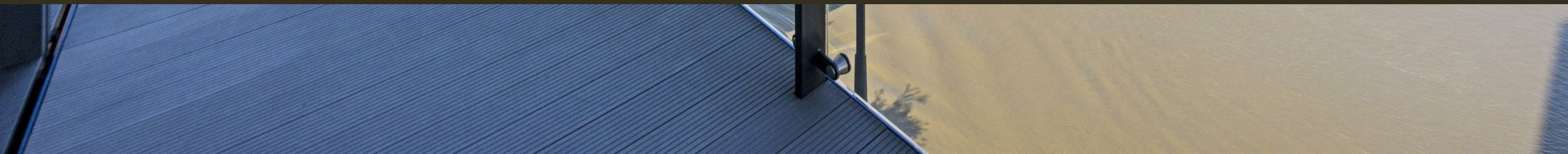




30 Albert Embankment, London
SE1

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£2,200 Per Week

A truly stunning direct river facing 3-bedroom dual aspect apartment available to rent in Merano Residences, St James's prestigious riverside development created by Rogers Stirk Harbour and Partners located on the Albert Embankment. This 'best in show' property comprises of approx. 2,618sq.ft (243sq.m) of internal living space plus 2 private river facing balconies and a Winter garden comprising 397sq.ft (37sq.m) externally. There is an open plan breakfast room with a smart integrated kitchen, separate dining room and additional reception with all three principal rooms enjoying direct, uninterrupted sunset views across of the River Thames, Houses of Parliament and beyond. Additionally, there are 3 luxury en-suite bathrooms, a walk-through wardrobe and a guest cloakroom, utility cupboard, Secure Underground Parking (available via separate negotiation) and good storage throughout. Fashionably located on the South Bank of the river and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences also provides residents with a 24-hour dedicated concierge service and a private roof terrace situated 140ft above the Thames river 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: Available via separate agreement
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band H (London Borough of Lambeth)
- 6 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance
- EPC Rating B (88)

- 3 Bedrooms
- 2,618sq.ft (243sq.m)
- 'Best in Show' Apartment
- Direct Views of the River Thames & Parliament
- 3 En-Suite Bathrooms & Guest W/C
- Generously Proportioned Throughout
- Balconies & Winter Garden
- 24 Hour Concierge
- 14th Floor Residents Roof Terrace
- 0.3 Miles to Vauxhall Station



EPC certificate available on request.

DOUBLE BAY APARTMENT



