



Albert Embankment, London, SE1

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- Stunning Views of the River Thames & Houses of Parliament
- 2 Double Bedrooms
- 24 Hour Concierge
- Long lease remaining
- Private Balcony
- Close to Transport Links
- Bathroom + Guest W/C

SellMyHome are proud to present to market this stunning two-bedroom, two-bathroom apartment, located within the prestigious Albert Embankment development by Berkeley Homes.

Situated on the upper floors, this unique apartment offers breathtaking views across the River Thames and the Houses of Parliament. With its floor-to-ceiling windows and a generously sized private balcony, the property is flooded with natural light throughout the day and provides a truly spectacular London skyline view by night.

The accommodation comprises two spacious double bedrooms, a beautifully designed open-plan reception and kitchen area, and ample built-in storage. The property has been finished to a high standard throughout, offering both style and practicality.

Residents of Albert Embankment benefit from a 24-hour concierge service, while the development's location provides excellent access to transport. Vauxhall (National Rail & Underground) and Pimlico Underground stations are both within walking distance, connecting you seamlessly across London.

This exceptional apartment is not to be missed – early viewing is highly recommended.

Lease Details

Lease Years Remaining: 974

Service Charge: £538.56 per month

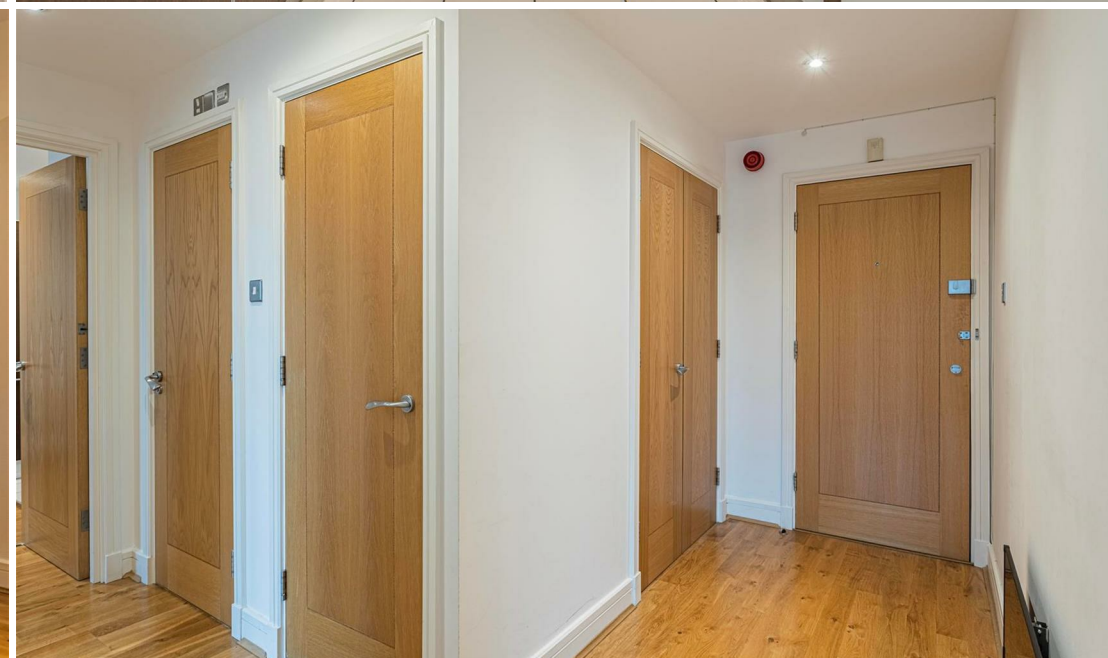
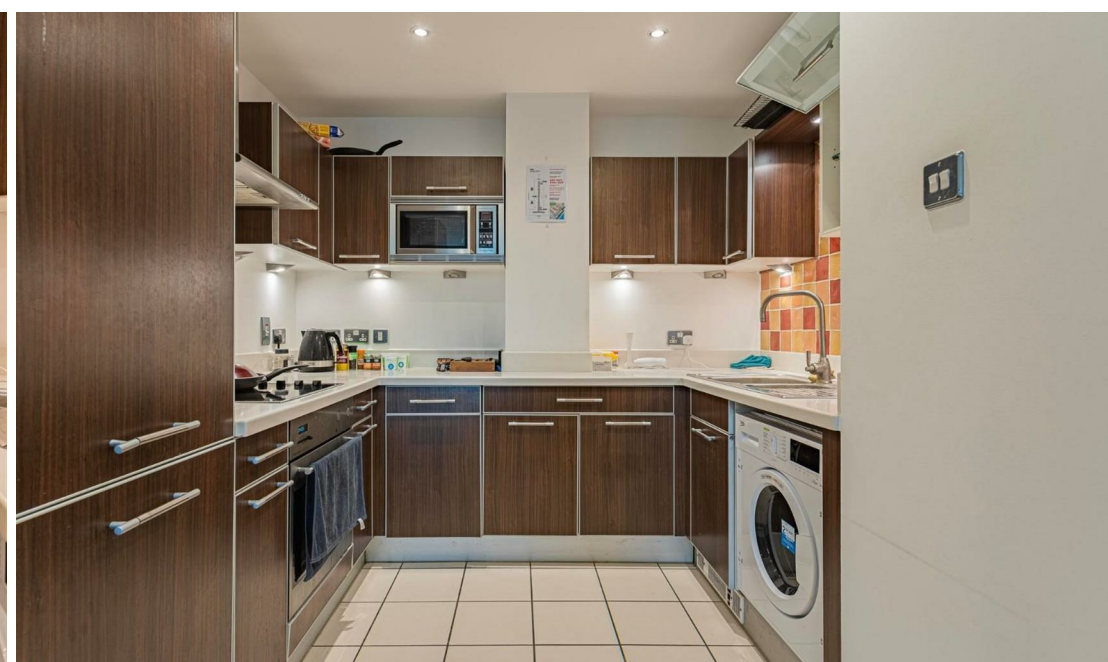
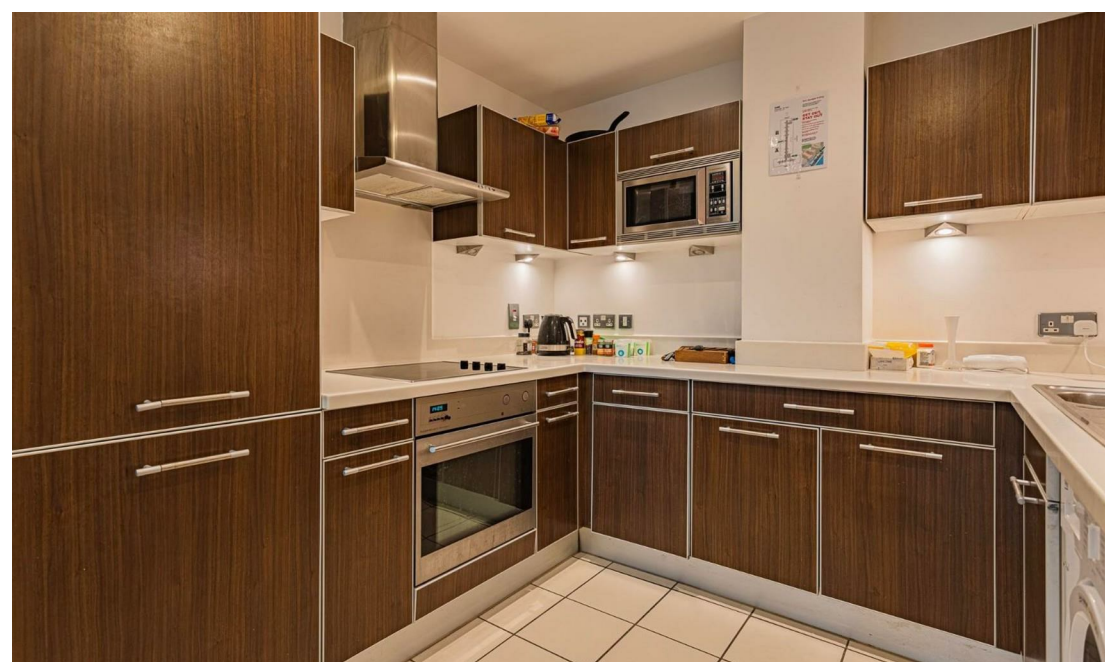
Ground Rent: £250 per annum

Council Tax Band: F

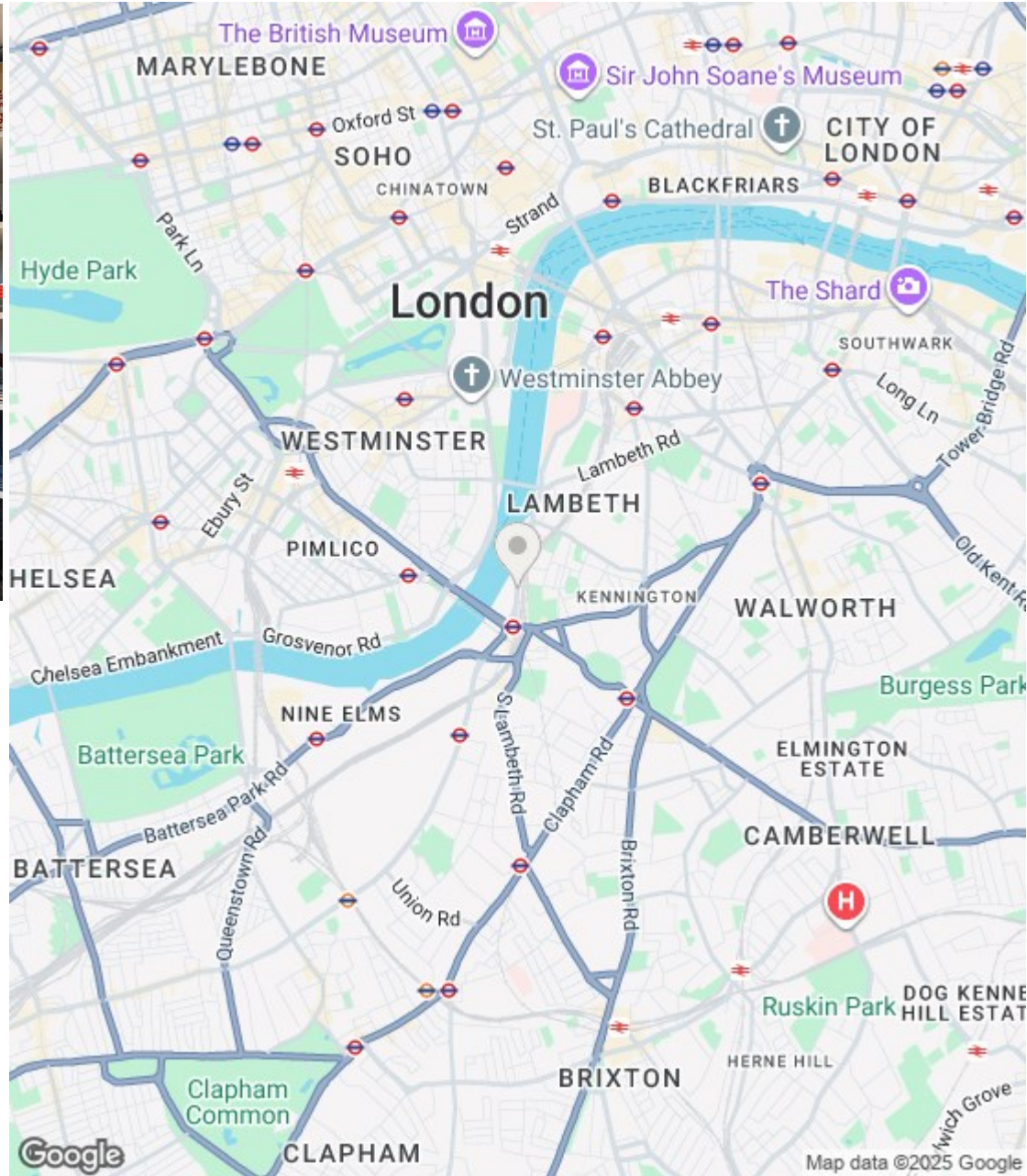
All details are approximate and should be confirmed via your solicitor.



Offers In The Region Of: £675,000





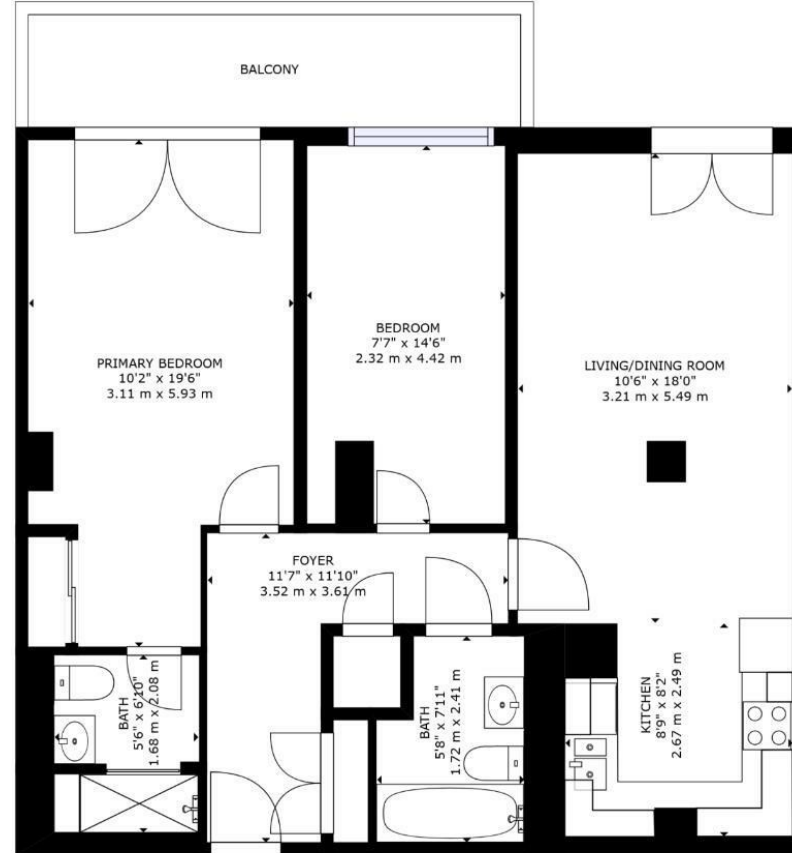


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 776 sq. ft, 72 m², EXCLUDED AREAS:
 BALCONY: 82 sq. ft, 8 m²
 TOTAL: 776 sq. ft, 72 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.