



23 & 25 Peninsula Heights, 93 Albert Embankment, London, SE1 7TY





# Key Features

- Three bed fully redeveloped apartment
- Entire 6th floor within this iconic building
- Adjoining one bed superb guest apartment
- Fully refurbished to a very high quality
- Stunning living kitchen with wine area
- Day room/study and cinema lounge
- Primary suite with dressing area and ensuite
- Four balconies all enjoying views
- Superb Thames views to Westminster
- 3 parking spaces, communal gym & concierge





*A stunning fully redeveloped and refurbished three-bedroom luxury apartment plus an adjoining one bedroom guest apartment occupying the whole floor enjoying some of the finest river views in central London.*









Located in this iconic building right on the edge of the river Thames within SE1 positioned between Vauxhall bridge and Lambeth bridge it is ideally situated for taking advantage of the bars, restaurants, and cultural attractions of the South Bank, as well as the new amenities of Nine Elms. There is easy access to the rest of Central London via the Victoria Line and out to the South East via overground services from Vauxhall station and underground.

There is an impressive communal reception hall with 24 hr concierge whereby two lifts lead to the sixth floor to a non-demised reception area yet only having access to the main apartment and separate access to the one-bedroom guest apartment.

Fitted out to the highest specification throughout, the main apartment consists of a reception hall, superb open plan living/dining kitchen area (with wine chamber) which enjoys direct panoramic views of the Thames and having access to two balconies. There is a separate study/day lounge, cinema room, inner hallway and guest W.C. The primary suite is a stunning space with entrance area, bedroom with balcony, superb dressing room with Thames views and a spacious ensuite with twin vanity units, porcelain bath, walk in Sunlighten mPulse sauna, shower and enclosed W.C. There are two further bedrooms, both with ensuites.

The one-bedroom guest apartment is fitted out to the same standard as the main apartment and has its own separate access. The accommodation comprises, entrance hall, superb open plan living/dining kitchen with balcony, bedroom with luxury ensuite bathroom and further guest W.C.

There is a communal gym and there are three allocated parking spaces within the enclosed garage level.

Internal viewing is highly recommended to appreciate the true quality, layout, versatility, and views from this stunning apartment.

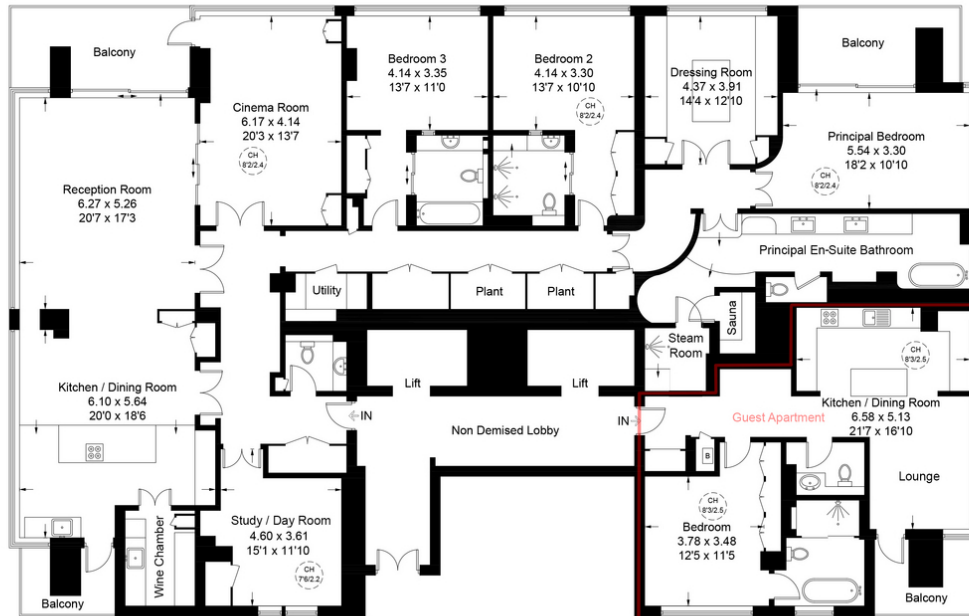
**Website:** The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

**SERVICES:** We are advised that the property has broadband, mains water, electricity and drainage.



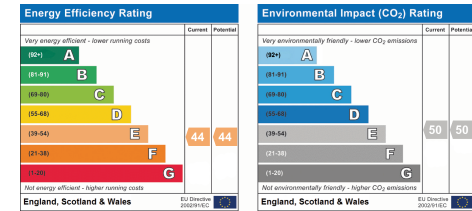
## Albert Embankment

Approximate Gross Internal Area = 378.4 sq m / 4073 sq ft  
(Excluding Non Demised Lobby)  
Including Limited Use Area (9.4 sq m / 101 sq ft)



**Sixth Floor**

Illustration for identification purposes only, not for valuation purposes,  
measurements are approximate, not to scale.



**Tenure Type:** Leasehold  
**Council Tax Band:** H  
**Council Authority:** Lambeth Council

