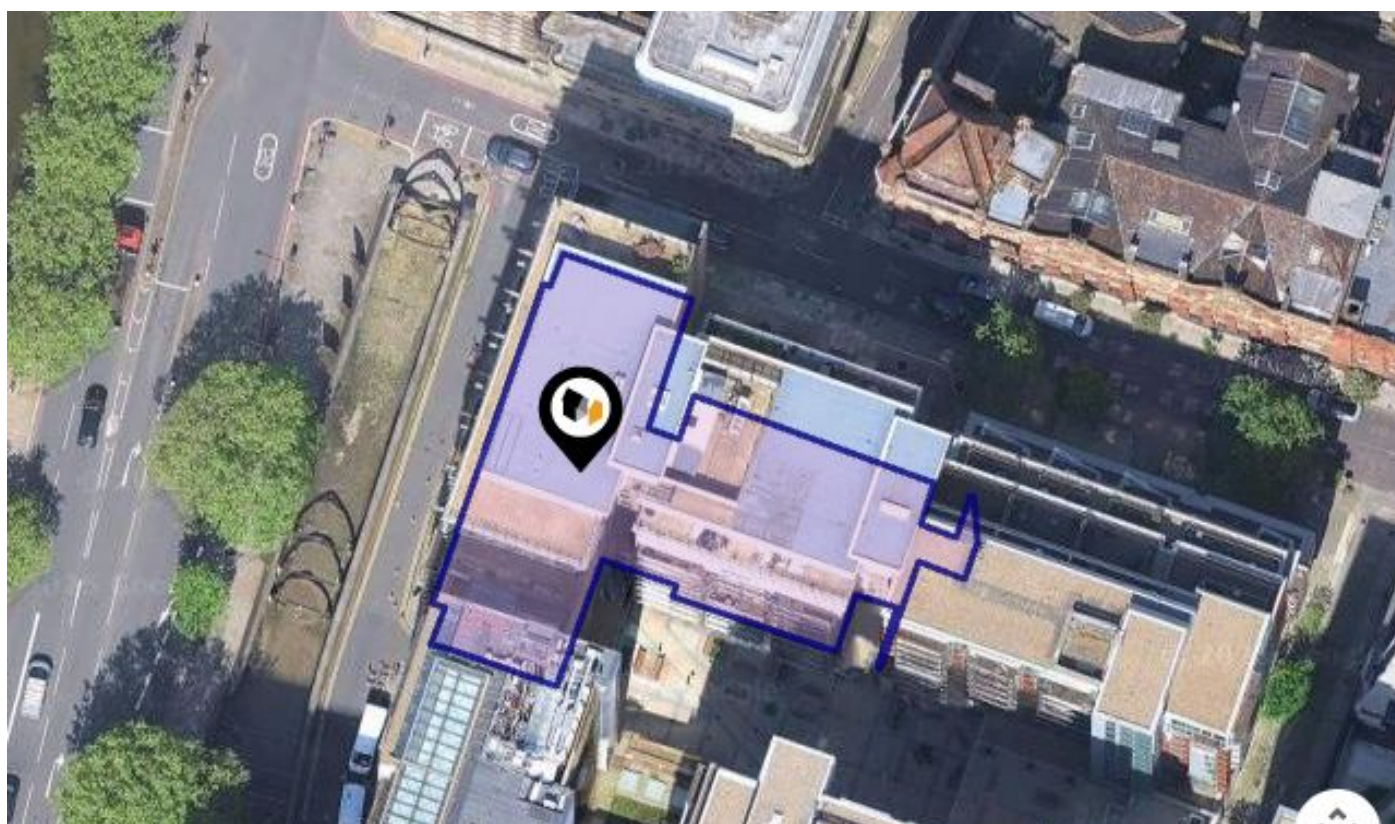


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 13th July 2025



9, ALBERT EMBANKMENT, LONDON, SE1

Price Estimate : £450,000

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

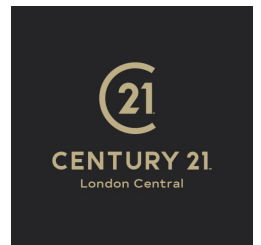
www.century21uk.com



Powered by
aprift
Know any property instantly

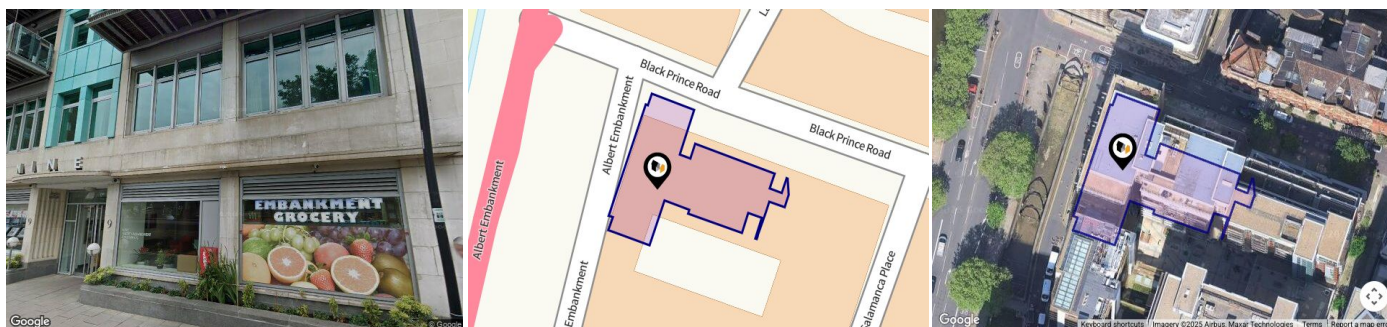
Introduction

Our Comments



Welcome to this stunning 1-bedroom apartment located at Albert Embankment, Lambeth, London SE1. This modern and stylish apartment is now available for sale. With a spacious building area of 523sqft, this apartment offers a comfortable and convenient living space. The bedroom is well-appointed, providing a cosy retreat for relaxation. The bathroom is sleek and modern, featuring contemporary fixtures and fittings. Situated in a desirable Riverside apartment building, this property offers a range of amenities and features that enhance your living experience. The architecture is impressive, with a high-rise design that provides breath-taking views of the city. Step out onto the balcony and enjoy the fresh air while admiring the stunning cityscape. The apartment also benefits from 24 hour concierge, bike storage and a selection of local bars, restaurants and shops. The kitchen is fully equipped with modern appliances, making meal preparation a breeze. The interior design is sleek and contemporary, creating a welcoming atmosphere. Located in an urban setting, this property offers easy access to various transportation options, including nearby sidewalks and paths. The waterfront location provides a tranquil escape from the bustling city, with the River Thames offering a serene backdrop. Currently let at £2,150 PCM on an AST which expires in July 2026 Providing a 5.73% yield at the asking price. EWS1 certificate available.

Property Overview



Property

Type:	Flat / Maisonette	Price Estimate:	£450,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	484 ft ² / 45 m ²	Start Date:	10/09/2002
Plot Area:	0.2 acres	End Date:	01/01/3000
Year Built :	2002	Lease Term:	999 years from 1 January 2001
Council Tax :	Band E	Term Remaining:	975 years
Annual Estimate:	£2,388		
Title Number:	TGL211582		

Local Area

Local Authority:	Lambeth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s
		

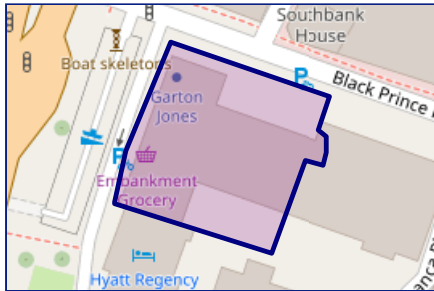
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

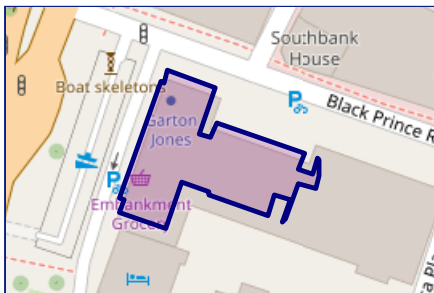


Freehold Title Plan



TGL154564

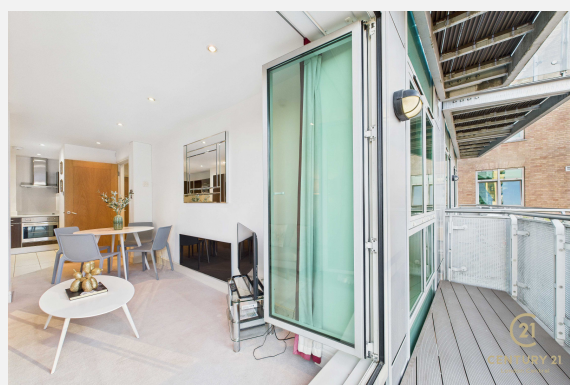
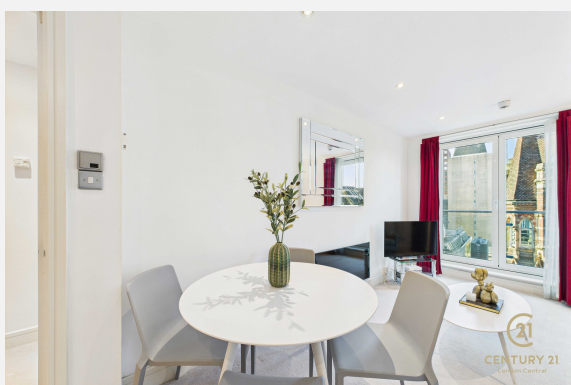
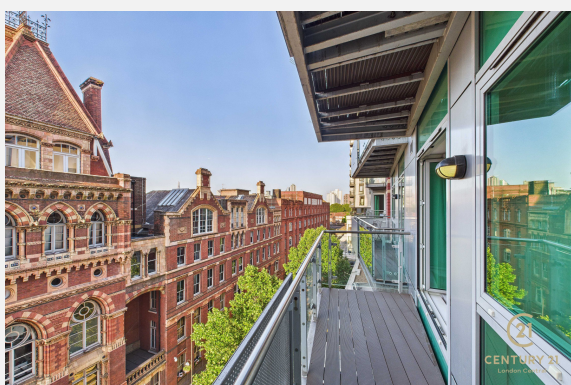
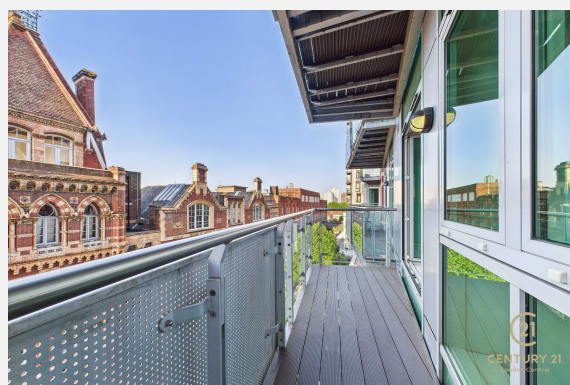
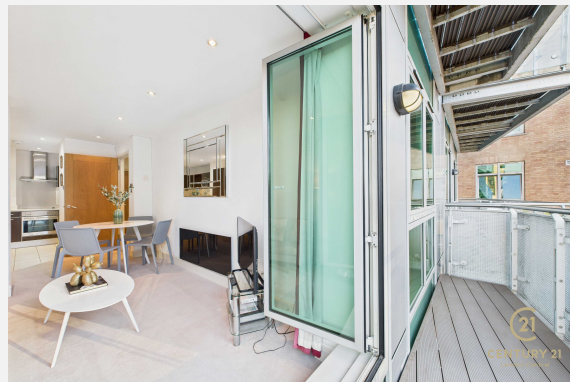
Leasehold Title Plan



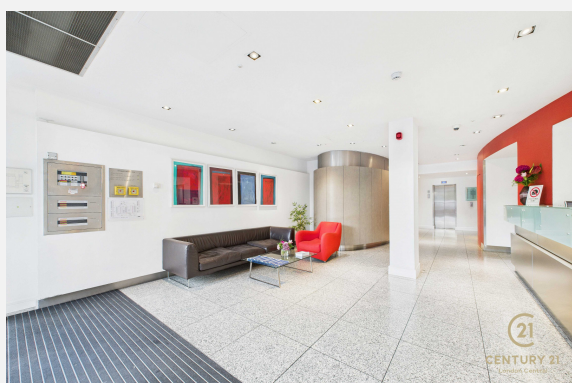
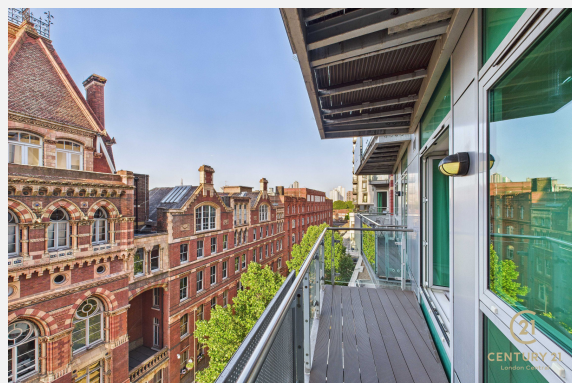
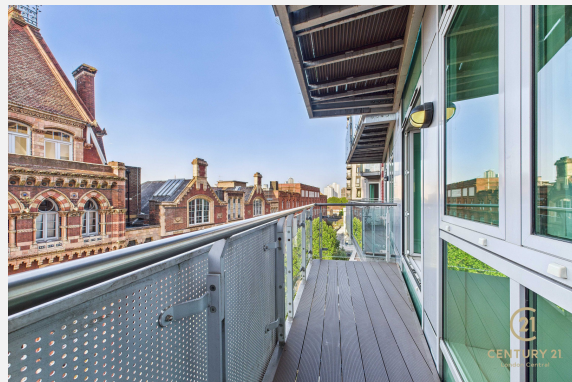
TGL211582

Start Date:	10/09/2002
End Date:	01/01/3000
Lease Term:	999 years from 1 January 2001
Term Remaining:	975 years

Gallery Photos



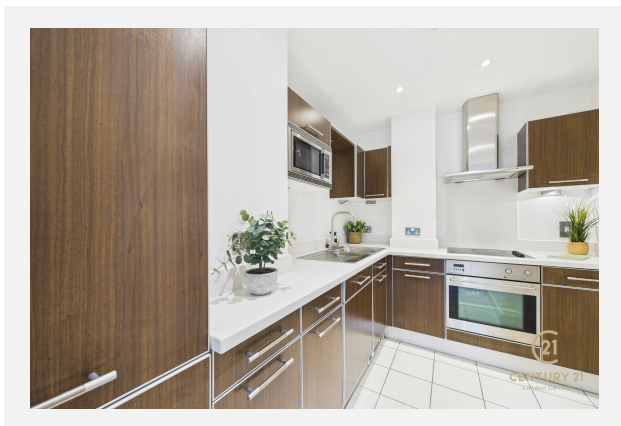
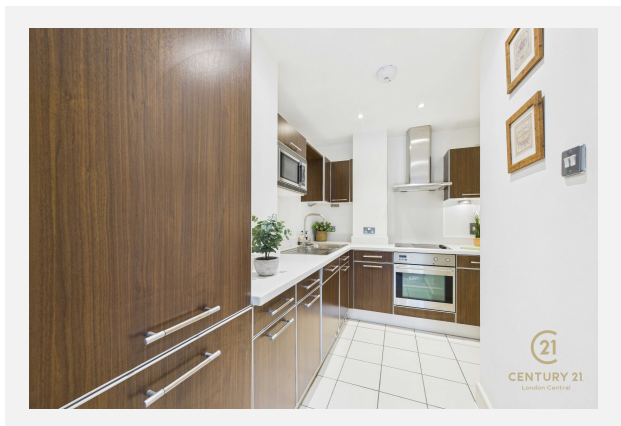
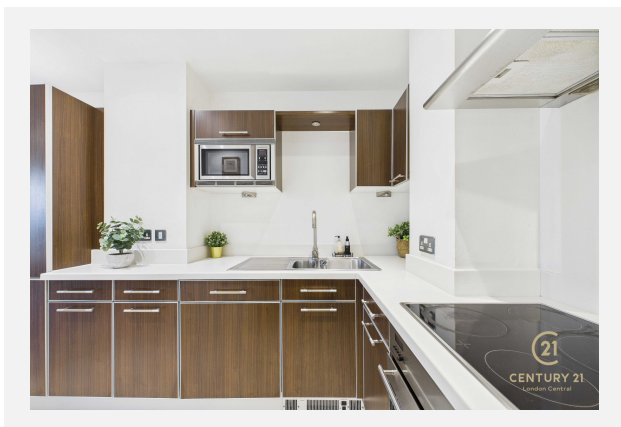
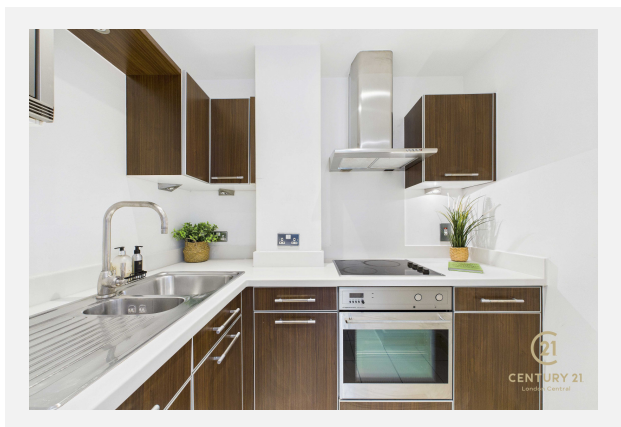
Gallery Photos





Gallery Photos





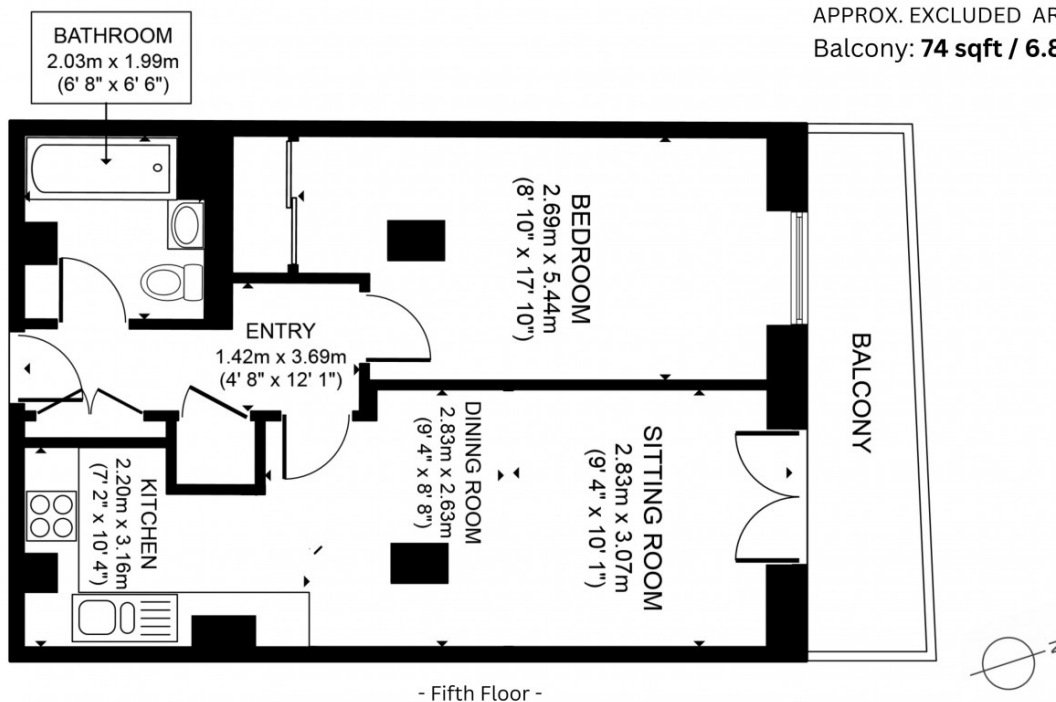
9, ALBERT EMBANKMENT, LONDON, SE1

CENTURY 21
London Central

Albert Embankment
LONDON, SE1

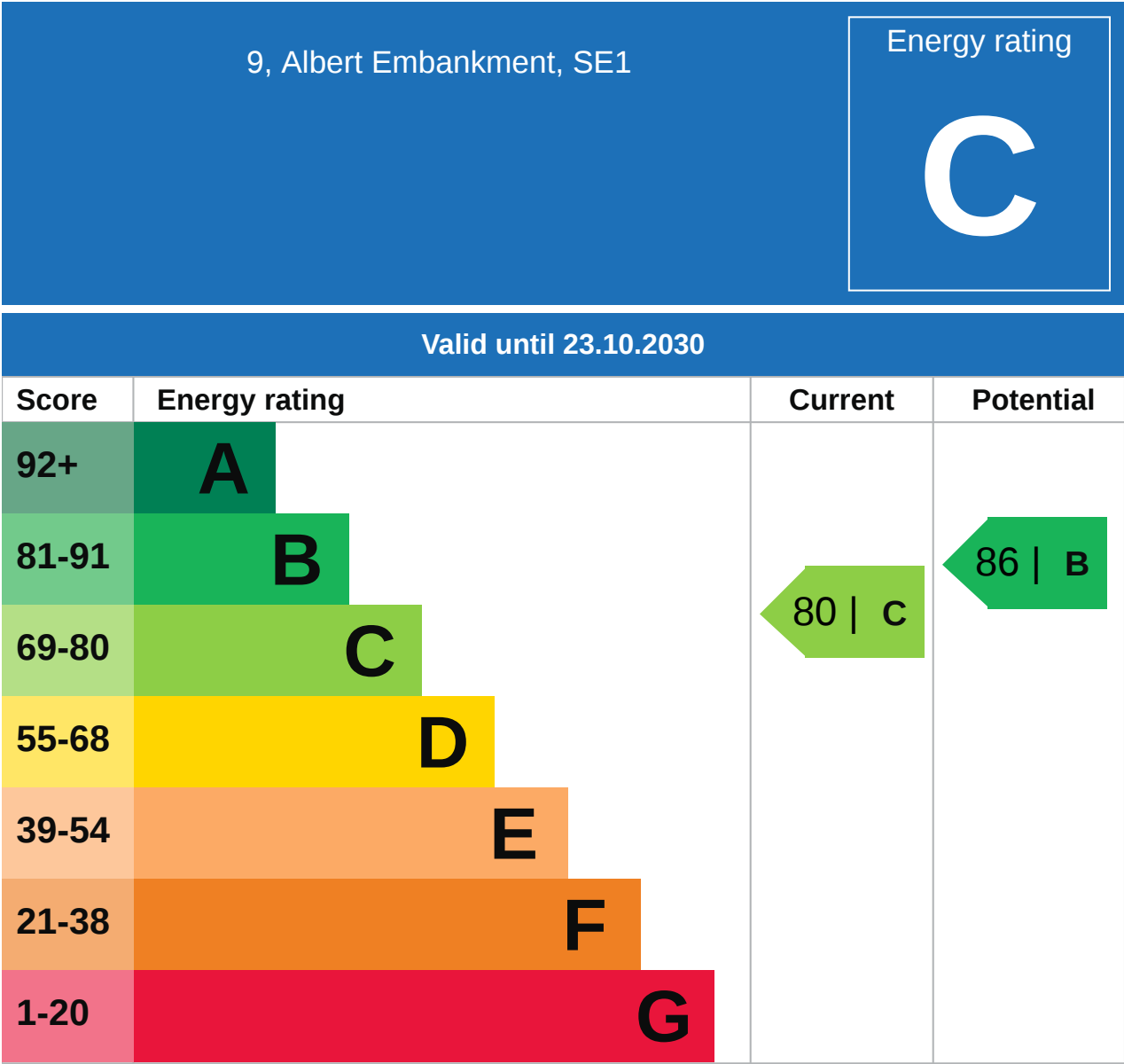
APPROX. GROSS INTERNAL AREA
515 sqft / 47.90 sqm

APPROX. EXCLUDED AREA
Balcony: **74 sqft / 6.80 sqm**



This floor plan is for illustration purposes only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Turok LTD.



Additional EPC Data

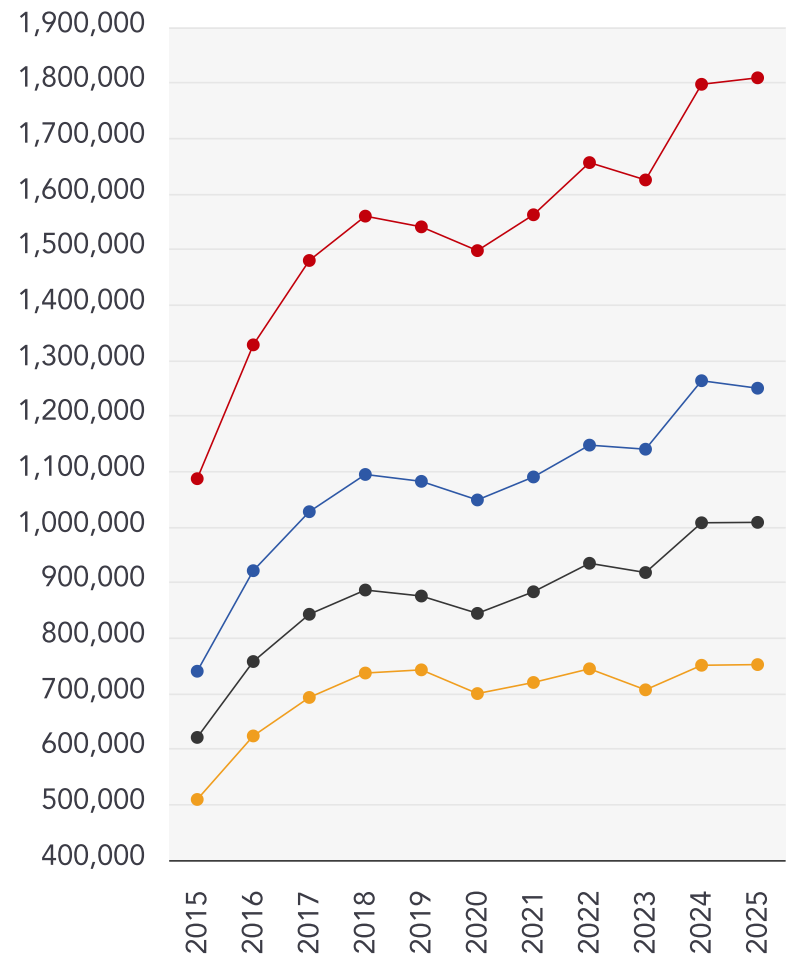
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Room thermostats only
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	45 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SE1



Semi-Detached

+66.43%

Detached

+68.89%

Terraced

+62.39%

Flat

+47.71%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

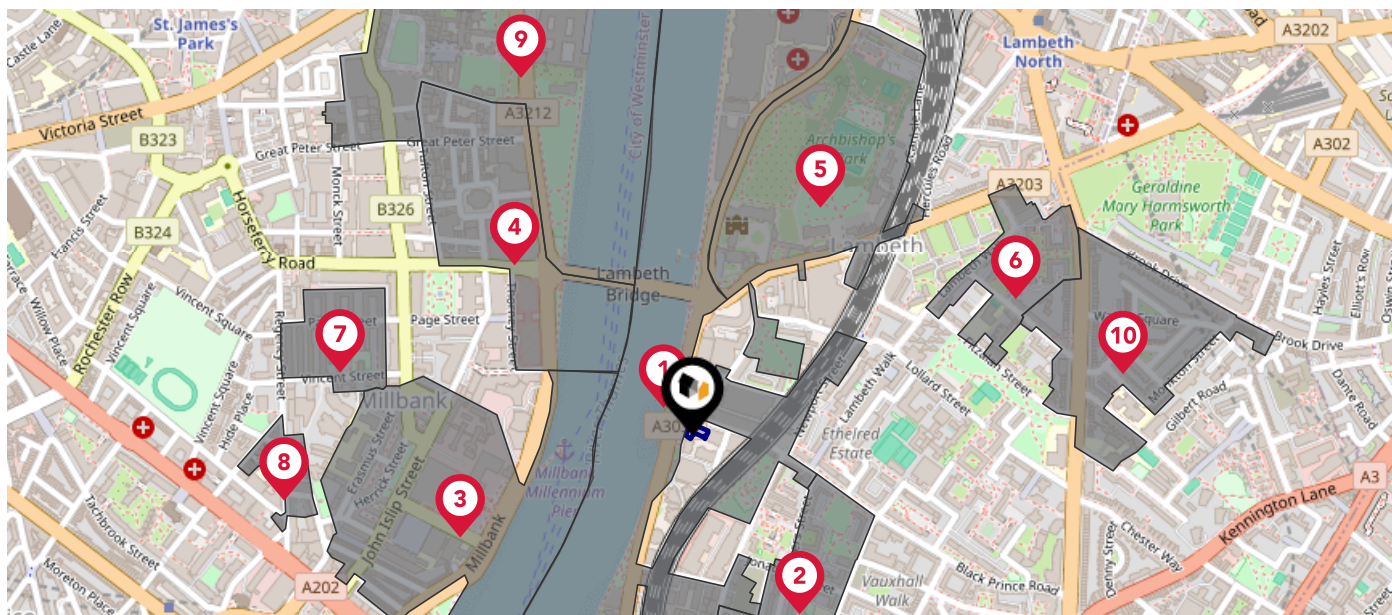
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



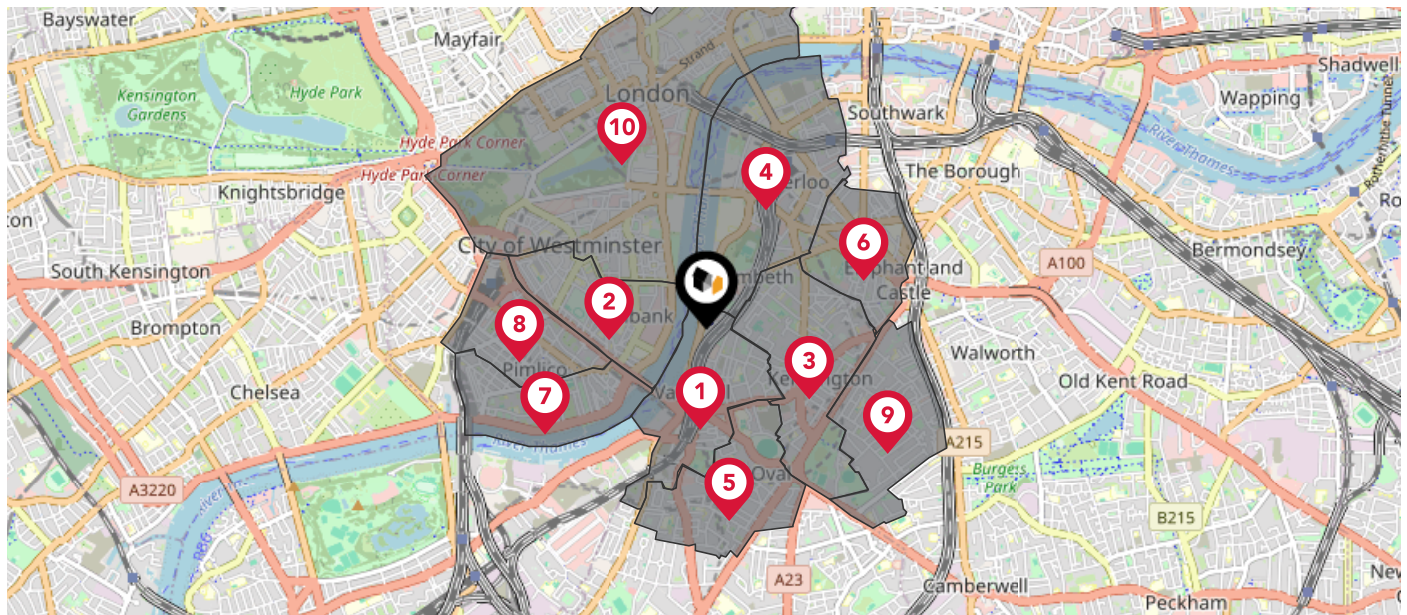
Nearby Conservation Areas

-  1 Albert Embankment
-  2 Vauxhall Gardens
-  3 Millbank
-  4 Smith Square
-  5 Lambeth Palace
-  6 Lambeth Walk and China Walk
-  7 Page Street
-  8 Regency Street
-  9 Westminster Abbey and Parliament Square
-  10 Walcot

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



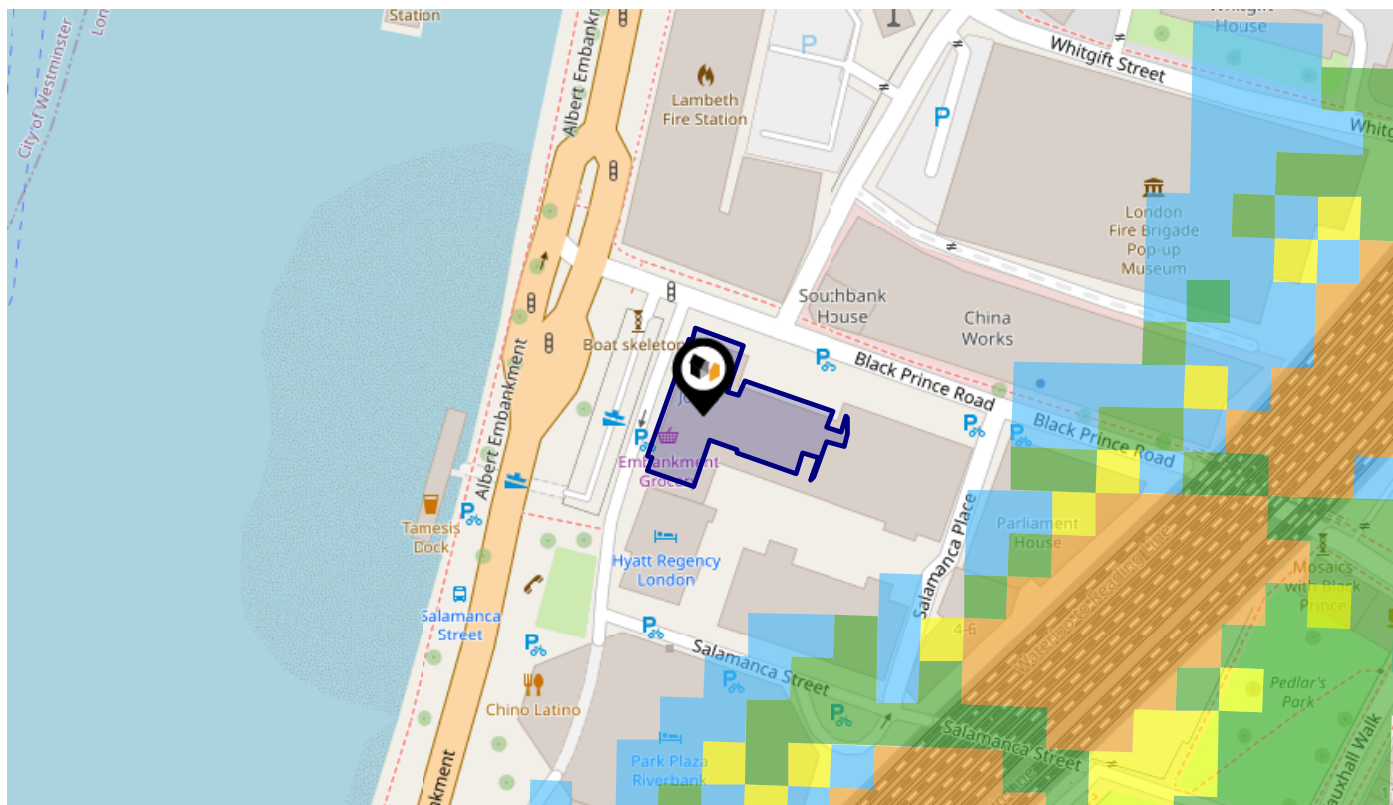
Nearby Council Wards

-  Vauxhall Ward
-  Vincent Square Ward
-  Kennington Ward
-  Waterloo & South Bank Ward
-  Oval Ward
-  St. George's Ward
-  Pimlico South Ward
-  Pimlico North Ward
-  Newington Ward
-  St. James's Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

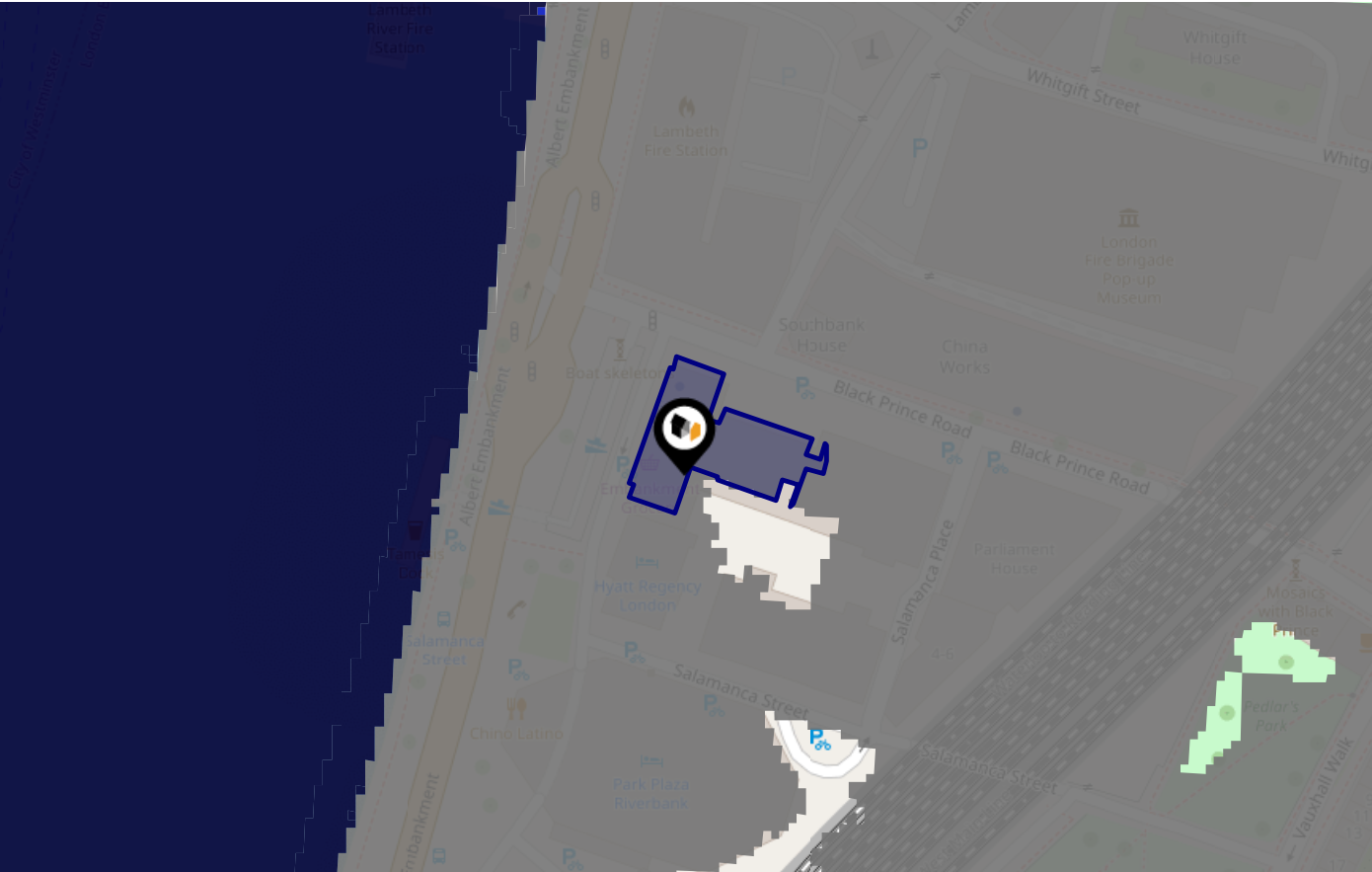
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

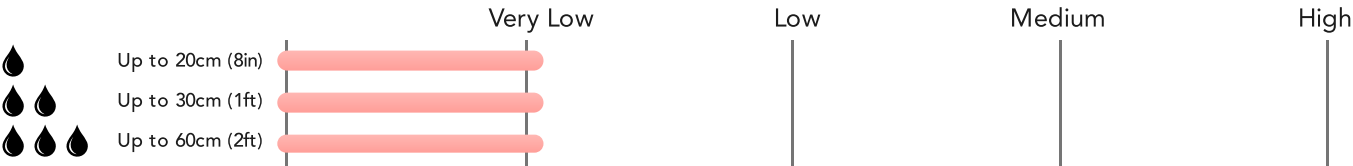


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

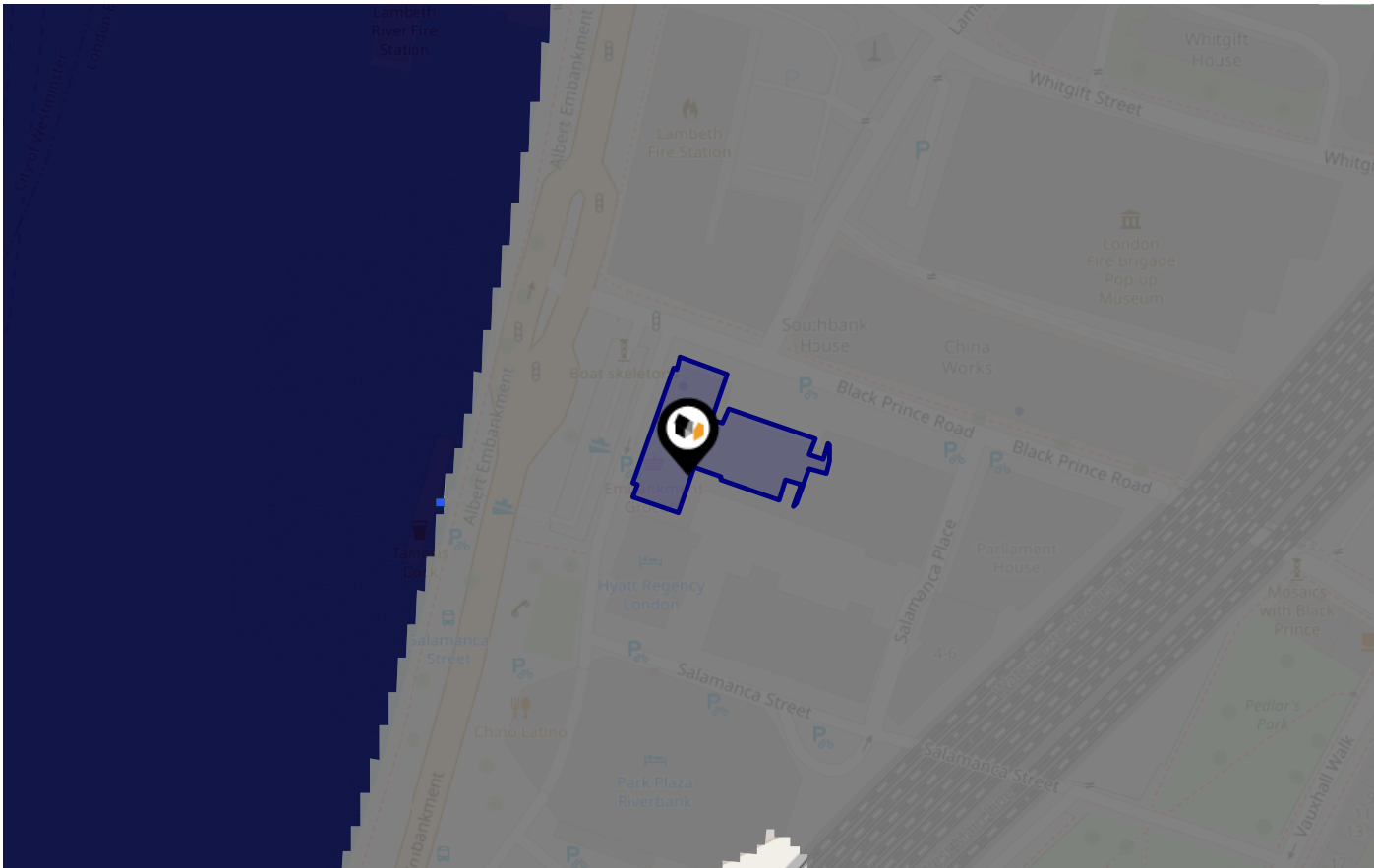
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

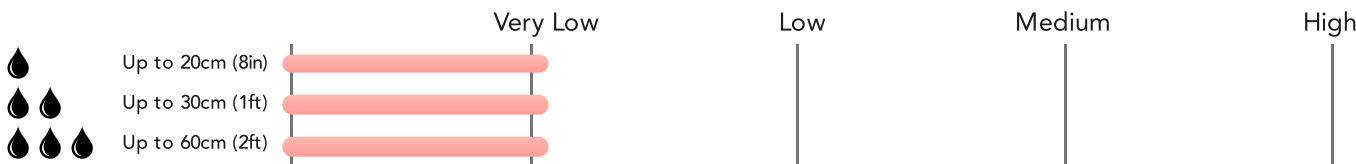


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

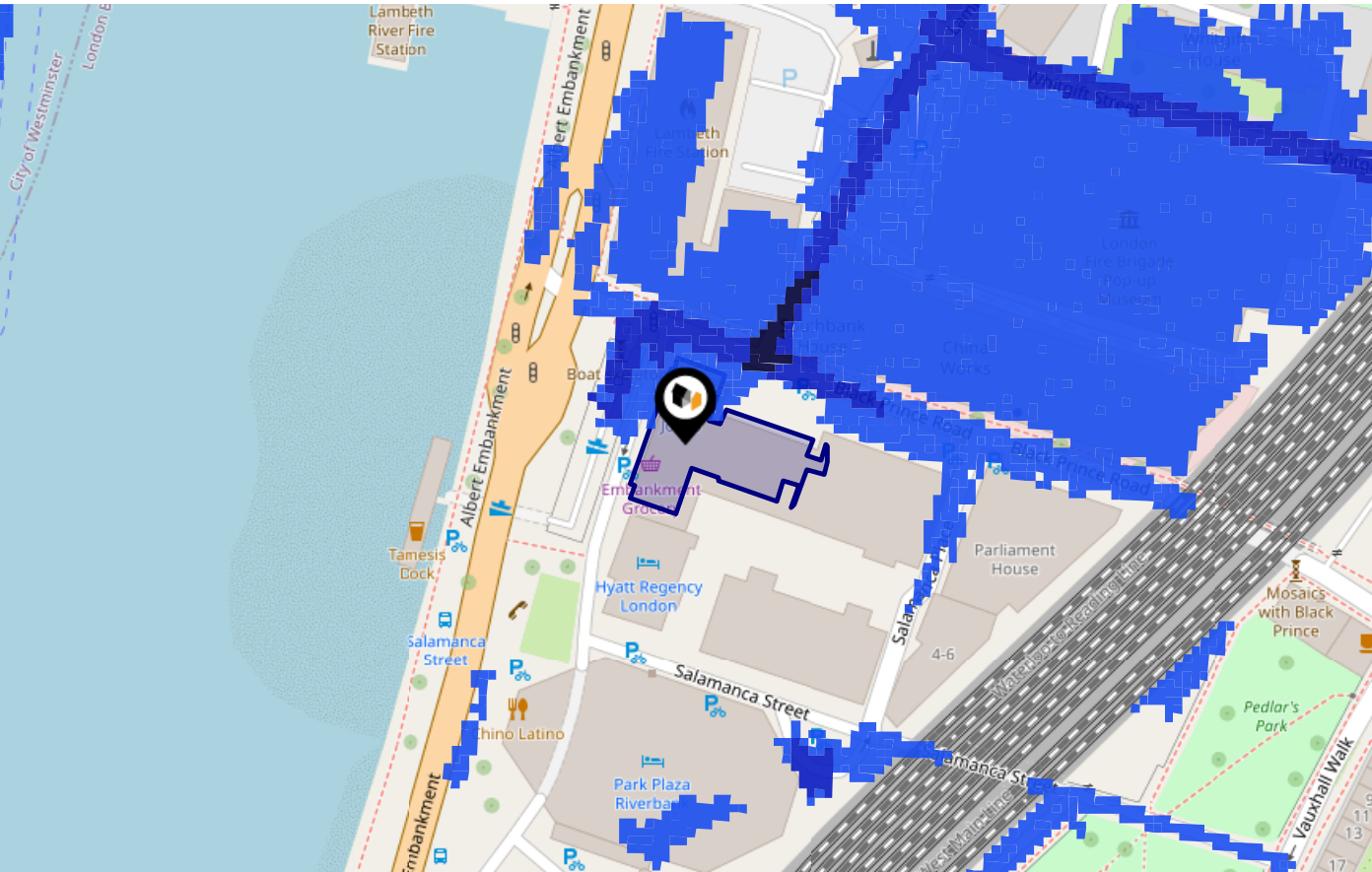


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

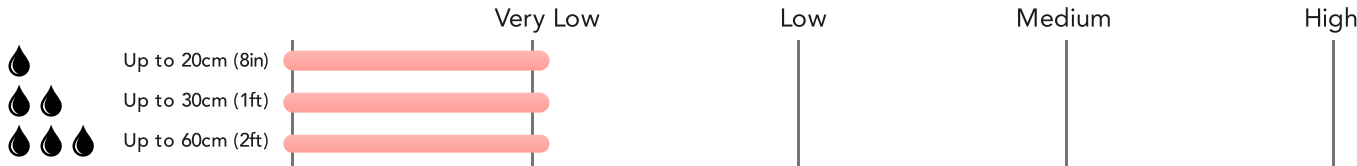


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

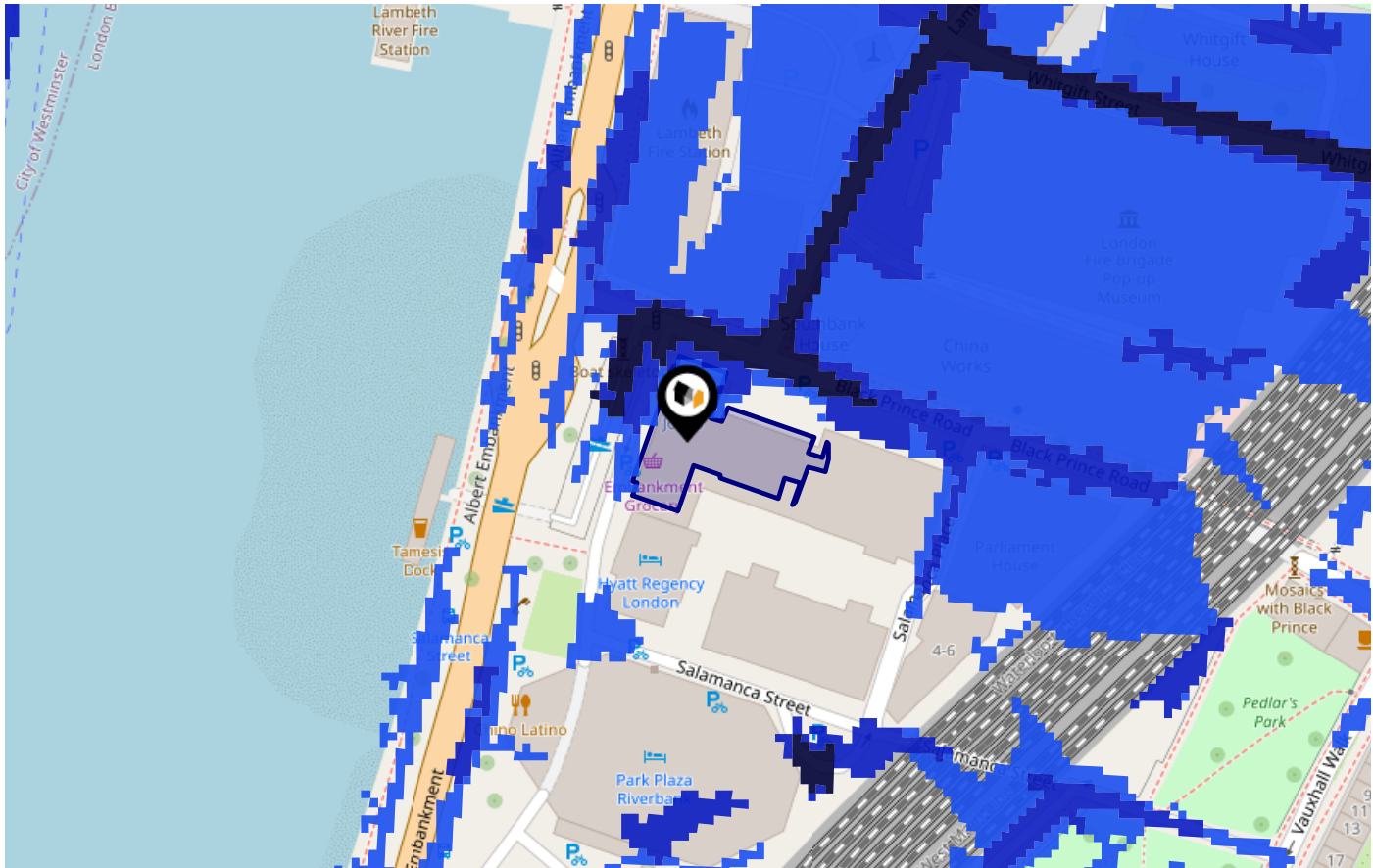
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

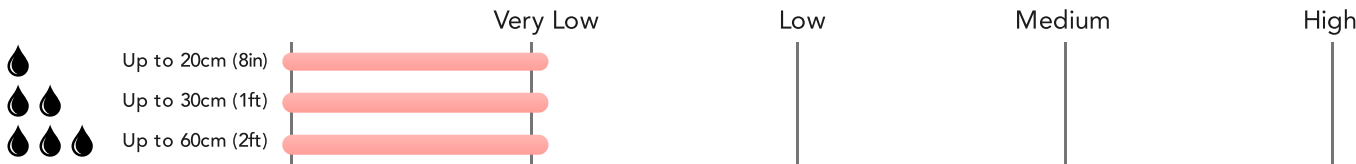


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

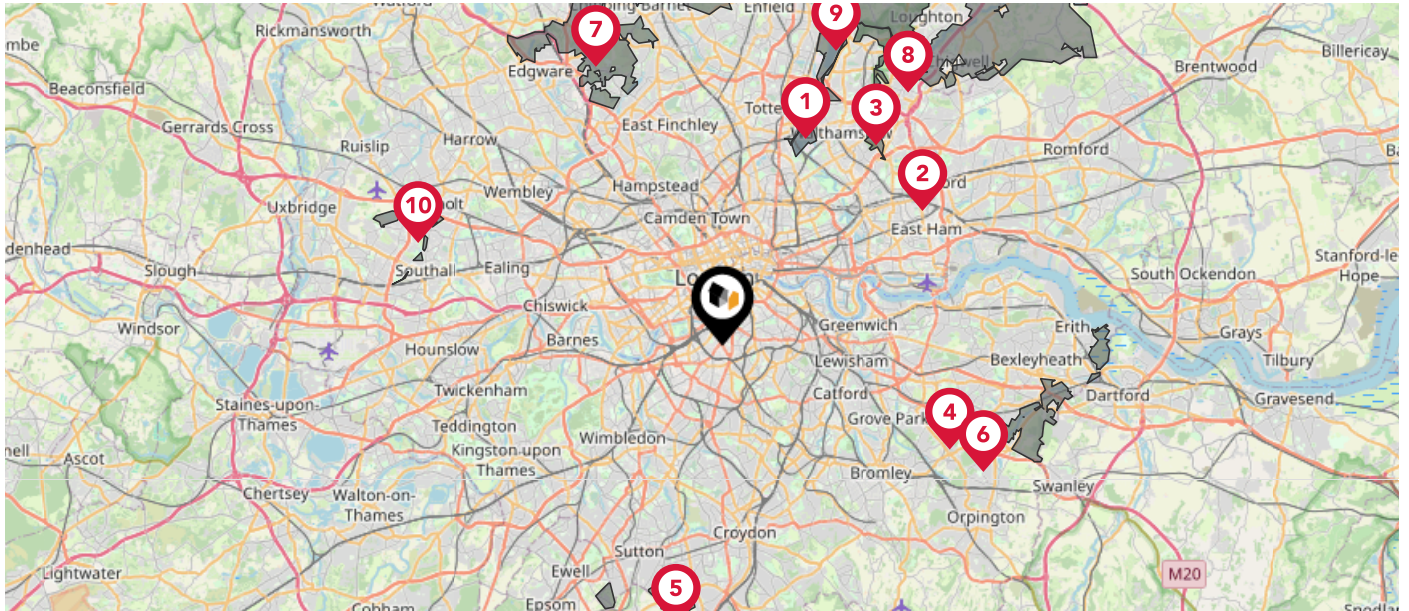
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



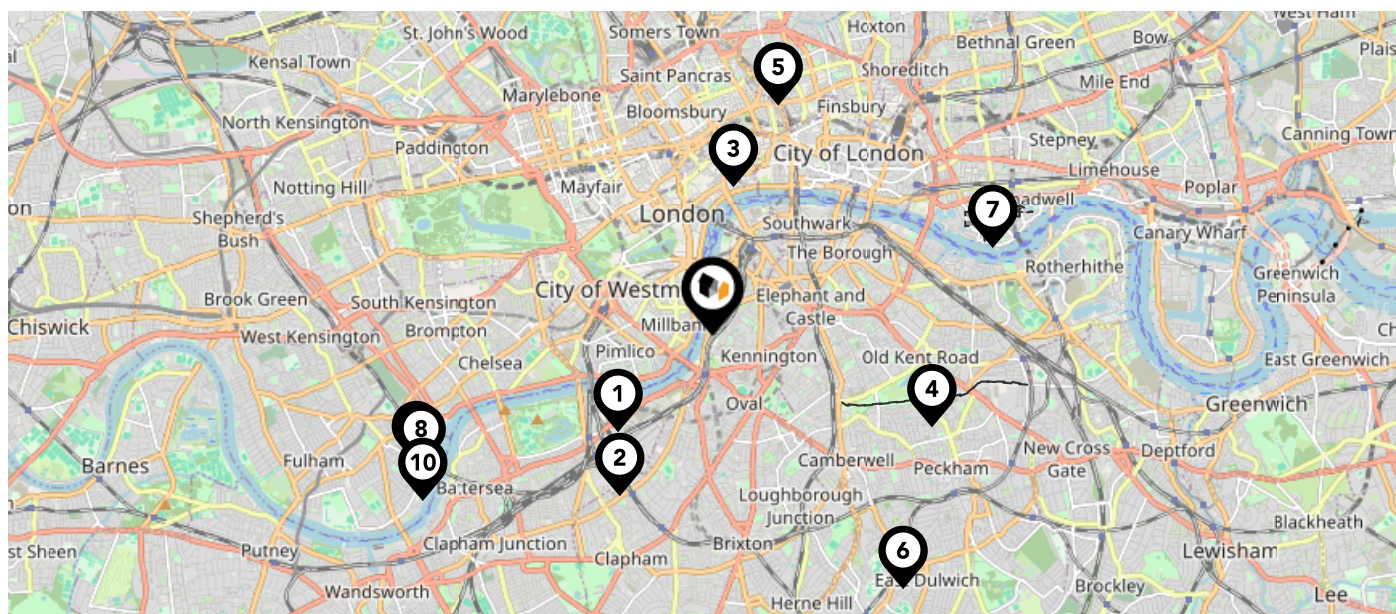
Nearby Green Belt Land

- | | |
|----|------------------------------------|
| 1 | London Green Belt - Haringey |
| 2 | London Green Belt - Newham |
| 3 | London Green Belt - Waltham Forest |
| 4 | London Green Belt - Greenwich |
| 5 | London Green Belt - Sutton |
| 6 | London Green Belt - Bexley |
| 7 | London Green Belt - Barnet |
| 8 | London Green Belt - Epping Forest |
| 9 | London Green Belt - Enfield |
| 10 | London Green Belt - Ealing |

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	
2	Linford Street-London SW8	Historic Landfill	
3	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	
4	Old Canal Filling-Southwark, London	Historic Landfill	
5	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	
6	British Rail-East Dulwich	Historic Landfill	
7	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill	
8	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
9	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
10	Townmead Road-Sands End, London SW6	Historic Landfill	

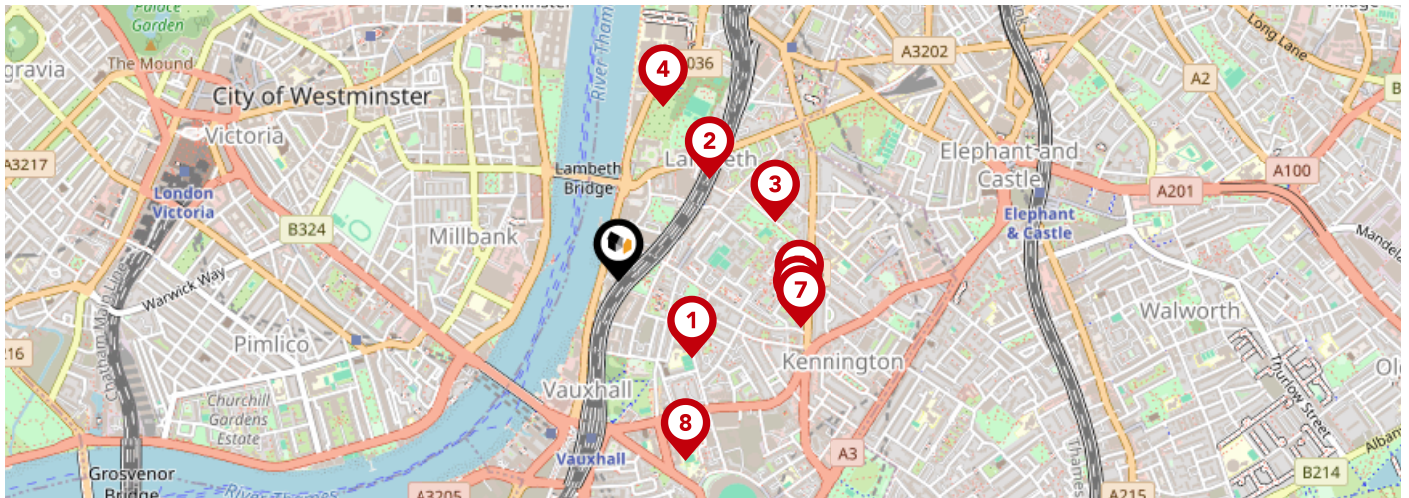
Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

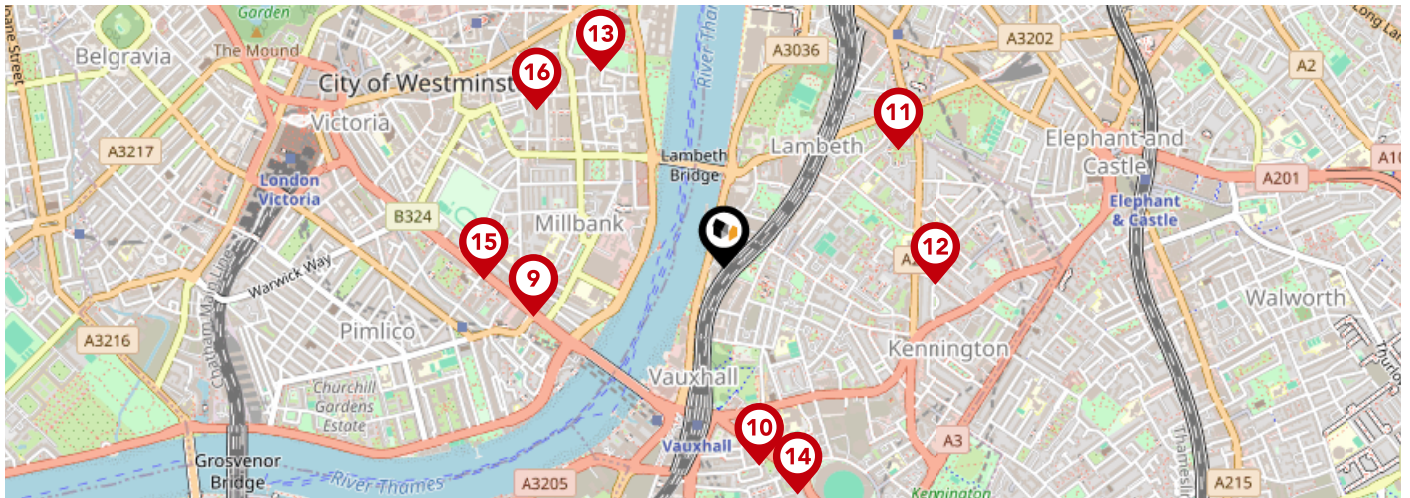


Listed Buildings in the local district	Grade	Distance
 1200776 - Southbank House	Grade II	0.0 miles
 1392337 - Lambeth Fire Station	Grade II	0.0 miles
 1392338 - Drill Tower To The East Of 8 Albert Embankment	Grade II	0.1 miles
 1358189 - River Wall With 28 Lamp Standards From Lambeth Bridge To West Of Alembic House	Grade II	0.1 miles
 1242617 - Millbank Tower	Grade II	0.2 miles
 1183436 - Gates, Piers And Railings At Western Block Of Number 39 (beaufoy School Technical Block)	Grade II	0.2 miles
 1267604 - Thames House (north And South Blocks With Bridge Link)	Grade II	0.2 miles
 1358193 - Western Block Of Number 39 (the Former Beaufoy Institute)	Grade II	0.2 miles
 1249942 - Mara's Scene Painting Shop	Grade II	0.2 miles
 1116214 - Tomb Of John Tradescant And His Family In St Mary's Churchyard	Grade II	0.2 miles



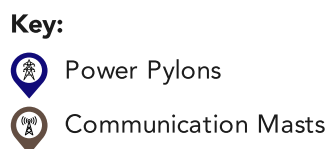
		Nursery	Primary	Secondary	College	Private
1	Vauxhall Primary School Ofsted Rating: Good Pupils: 218 Distance:0.25	☐	☒	☐	☐	☐
2	The Marine Society College of the Sea Ofsted Rating: Good Pupils:0 Distance:0.32	☐	☐	☒	☐	☐
3	Walnut Tree Walk Primary School Ofsted Rating: Good Pupils: 372 Distance:0.39	☐	☒	☐	☐	☐
4	Evelina Hospital School Ofsted Rating: Outstanding Pupils: 109 Distance:0.42	☐	☐	☒	☐	☐
5	Vanguard School Ofsted Rating: Requires improvement Pupils: 64 Distance:0.42	☐	☐	☒	☐	☐
6	Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 95 Distance:0.42	☒	☐	☐	☐	☐
7	Octavia House Schools, London Ofsted Rating: Not Rated Pupils: 85 Distance:0.43	☐	☐	☒	☐	☐
8	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 844 Distance:0.44	☐	☐	☒	☐	☐

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance:0.45	☐	☐	☒	☐	☐
10	St Anne's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.46	☐	☒	☐	☐	☐
11	King's College London Maths School Ofsted Rating: Outstanding Pupils: 148 Distance:0.49	☐	☐	☒	☐	☐
12	Archbishop Sumner Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:0.49	☐	☒	☐	☐	☐
13	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance:0.54	☐	☐	☒	☐	☐
14	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 220 Distance:0.55	☐	☒	☐	☐	☐
15	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance:0.55	☐	☐	☒	☐	☐
16	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance:0.57	☐	☒	☐	☐	☐

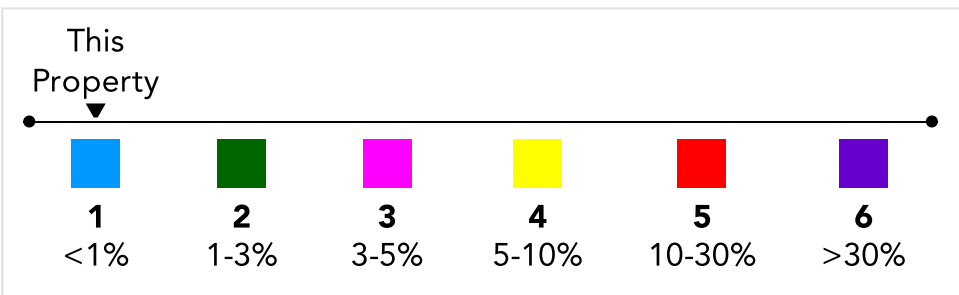
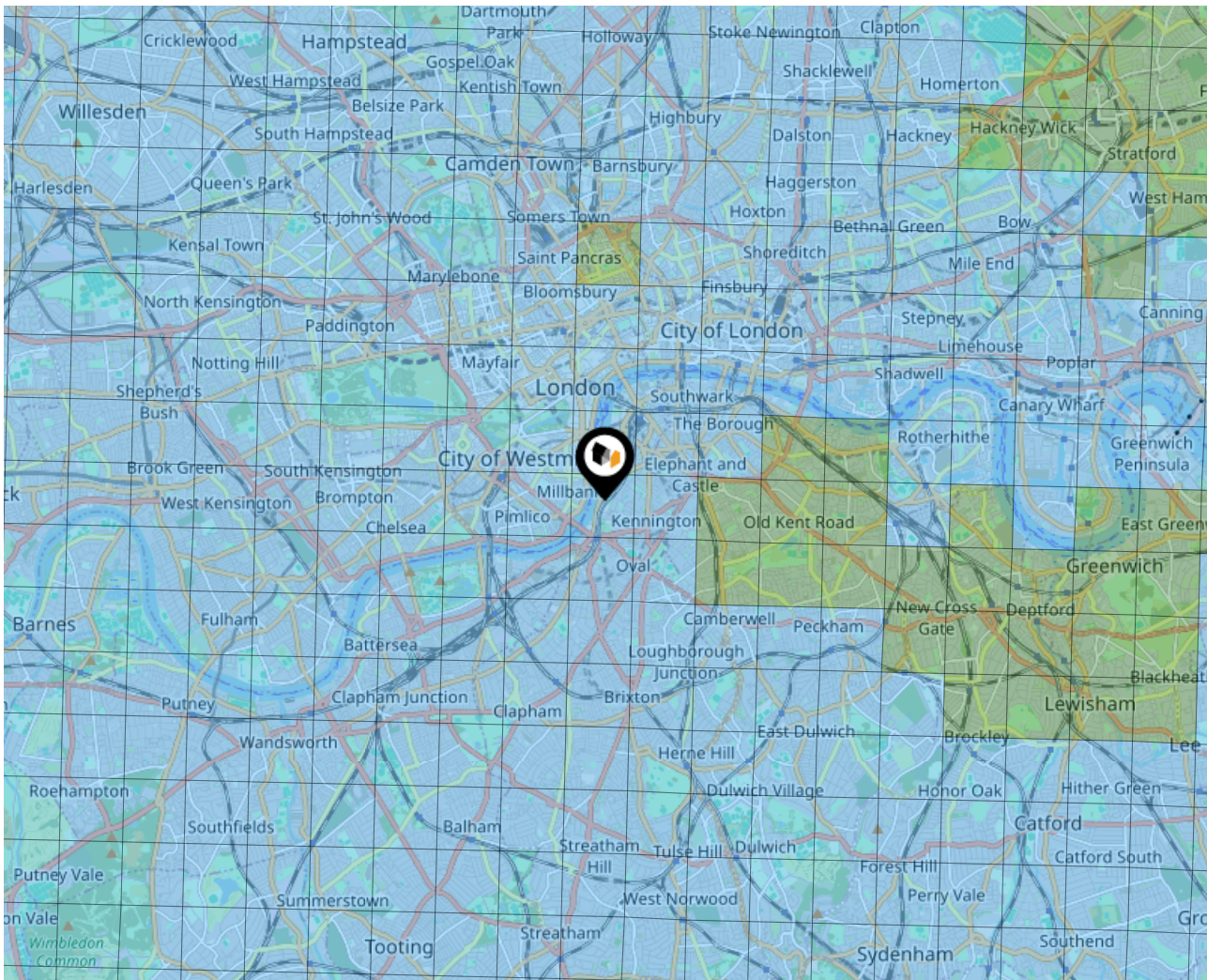
CENTURY 21
London Central



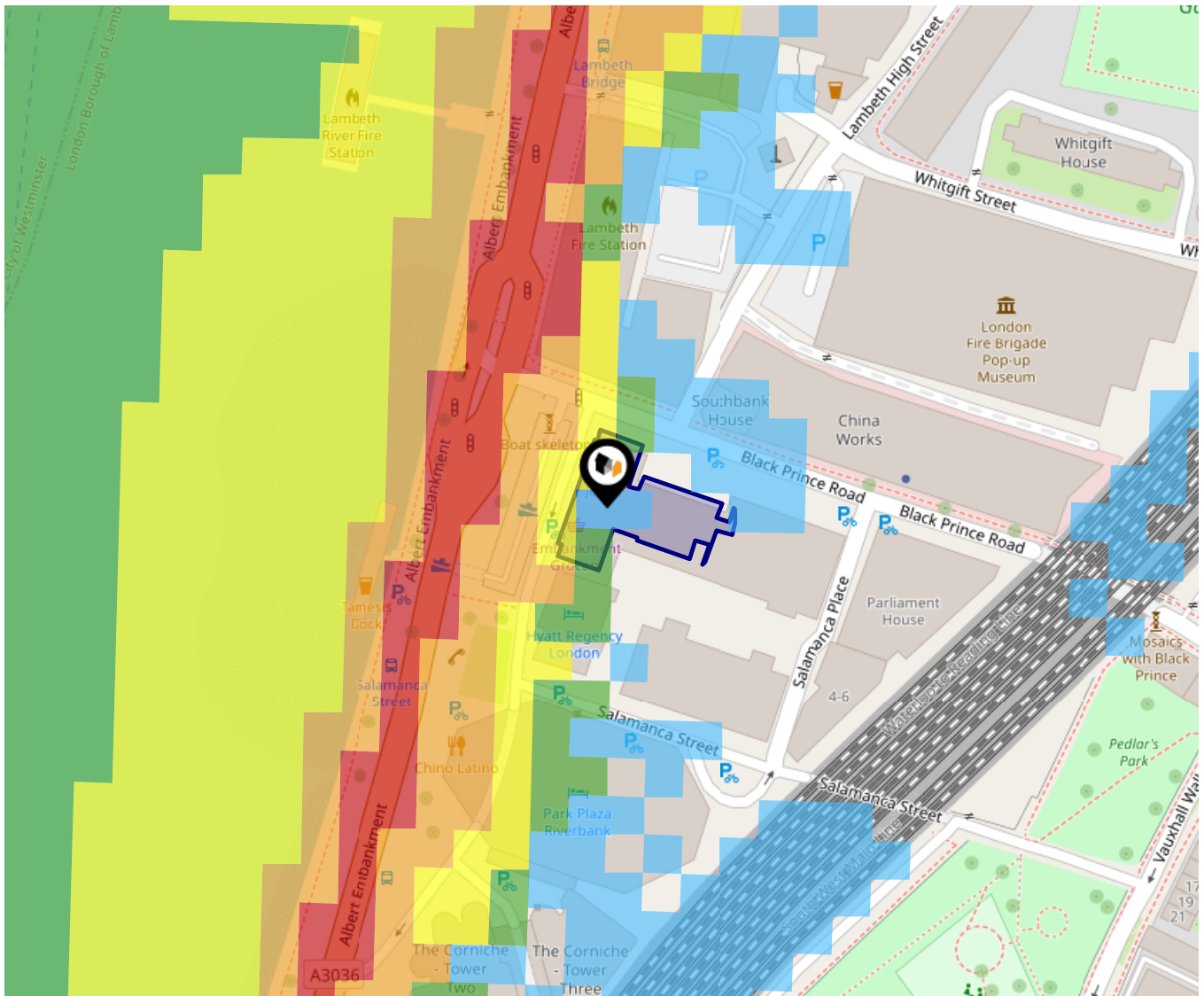
Powered by **aprift** 

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



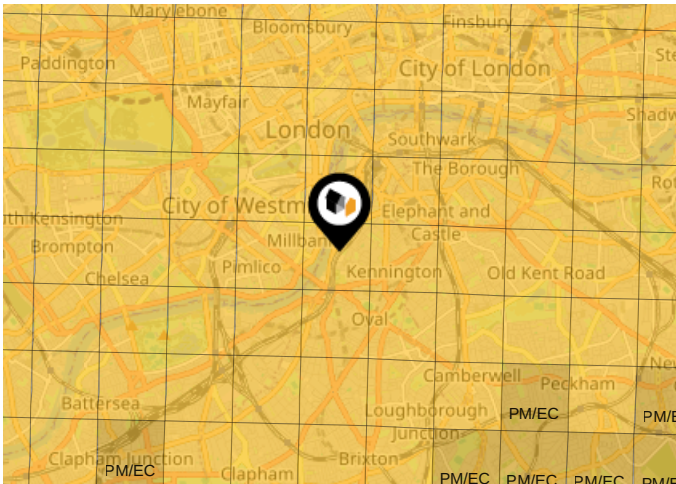
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

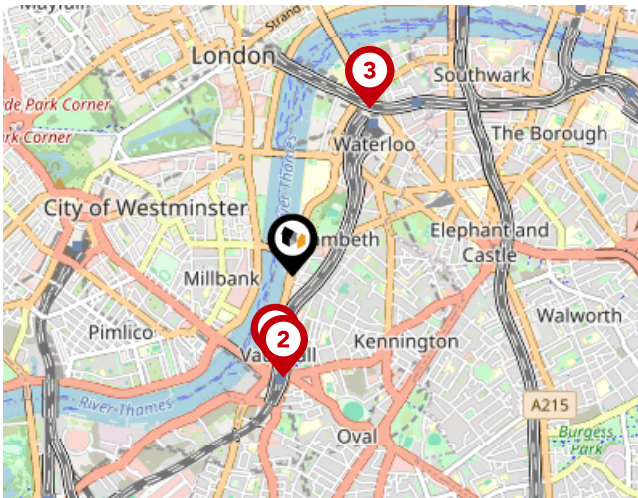
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

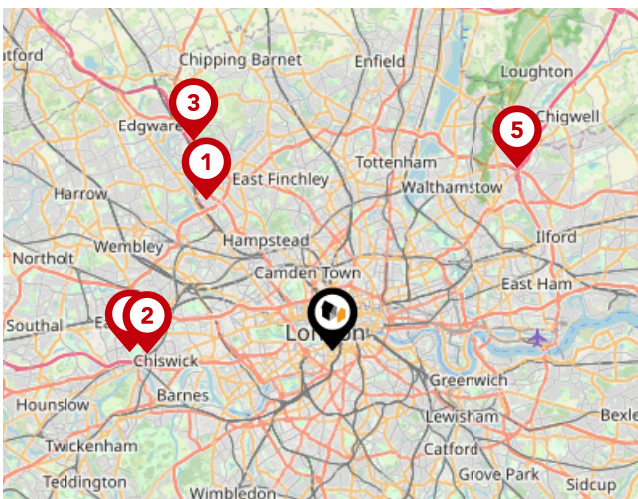
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



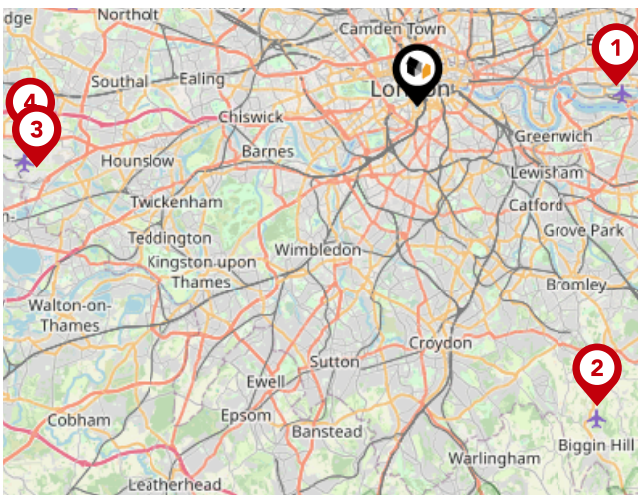
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.43 miles
2	Vauxhall Rail Station	0.47 miles
3	London Waterloo Rail Station	0.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	7.29 miles
2	M4 J1	6.84 miles
3	M1 J2	9.32 miles
4	M4 J2	7.51 miles
5	M11 J4	9.57 miles

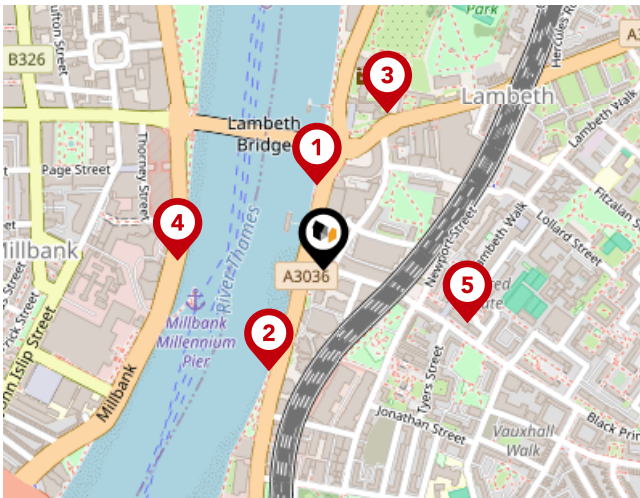


Airports/Helipads

Pin	Name	Distance
1	Silvertown	7.42 miles
2	Leaves Green	12.89 miles
3	Heathrow Airport Terminal 4	14.24 miles
4	Heathrow Airport	14.34 miles

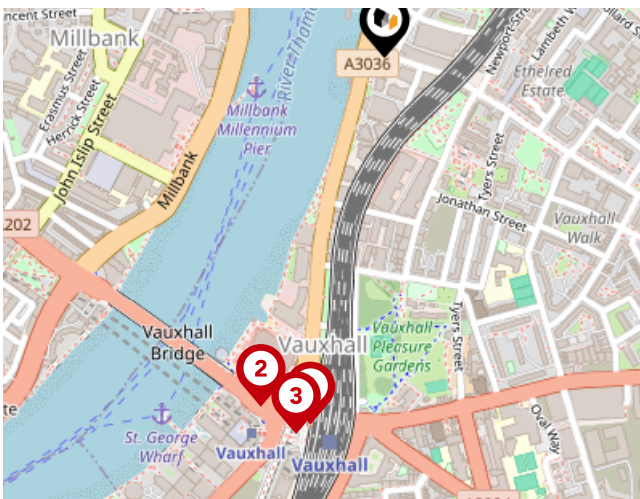
Area

Transport (Local)



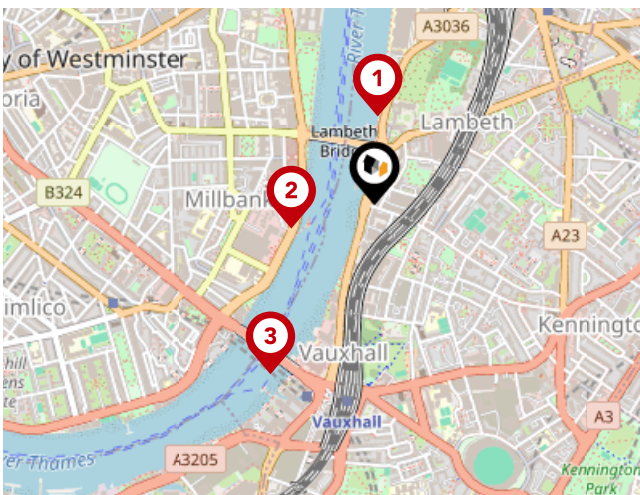
Bus Stops/Stations

Pin	Name	Distance
1	Lambeth Bridge (SE1)	0.1 miles
2	Tinworth Street	0.13 miles
3	Lambeth Palace	0.2 miles
4	Millbank Tower	0.17 miles
5	Tyers Street	0.18 miles



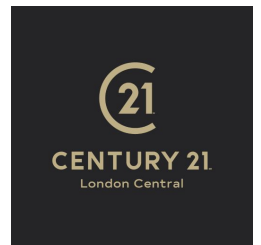
Local Connections

Pin	Name	Distance
1	Vauxhall	0.43 miles
2	Vauxhall	0.43 miles
3	Vauxhall	0.45 miles



Ferry Terminals

Pin	Name	Distance
1	Lambeth Pier	0.2 miles
2	Millbank Pier	0.2 miles
3	Vauxhall St George Wharf Pier	0.46 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

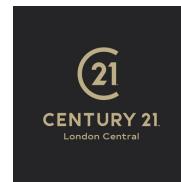


Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Century21

85 Rochester Row Westminster London
SW1P 1LJ
020 7630 1099
roger.collings@century21uk.com
www.century21uk.com

