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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market



9, ALBERT EMBANKMENT, LONDON, SE1

Century21

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Introduction Our Services



Our Agency: Century21

Your Agent: Roger Collings Agent Contact: 020 7630 1099

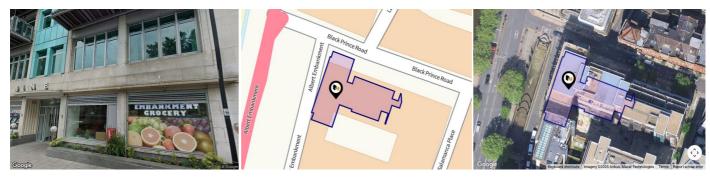
Agent Email: roger.collings@century21uk.com

Welcome to this stunning 1-bedroom apartment located at Albert Embankment, Lambeth, London SE1. This modern and stylish apartment is now available to let. 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. Available from the 11th June 2025

Property **Overview**





Property

Type: Flat / Maisonette

Bedrooms:

Floor Area: $484 \text{ ft}^2 / 45 \text{ m}^2$

Plot Area: 0.2 acres Year Built: 2002 **Council Tax:** Band E **Annual Estimate:** £2,388 **Title Number:** TGL211582 Tenure: Leasehold 10/09/2002 Start Date: **End Date:** 01/01/3000

999 years from 1 January 2001 **Lease Term:**

Term Remaining: 975 years

Local Area

Local Authority: Lambeth **Conservation Area:** No

Flood Risk:

• Rivers & Seas Very Low Surface Water Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

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





Mobile Coverage:

(based on calls indoors)



















Satellite/Fibre TV Availability:









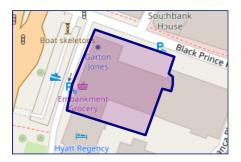




Property **Multiple Title Plans**

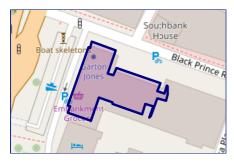


Freehold Title Plan



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**

















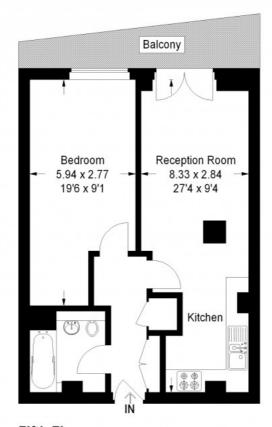


9, ALBERT EMBANKMENT, LONDON, SE1

Albert Embankment, SE1

Approximate Gross Internal Area 48.6 sq m / 523 sq ft





Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID263289)





9, Albert Embankment, SE1				
	Valid until 23.10.2030			
Score	Energy rating	Current	Potential	
92+	A			
81-91	В	001.0	86 B	
69-80	C	80 C		
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Property **EPC - Additional Data**



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 m²

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X 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

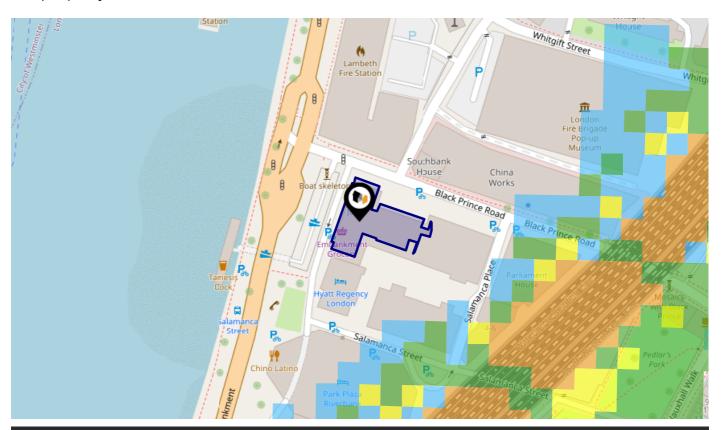


Nearby Council Wards				
1	Vauxhall Ward			
2	Vincent Square Ward			
3	Kennington Ward			
4	Waterloo & South Bank Ward			
5	Oval Ward			
6	St. George's Ward			
7	Pimlico South Ward			
8	Pimlico North Ward			
9	Newington Ward			
10	St. James's Ward			

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	

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 (0.25%) in any one year.
- Very Low Risk an area in which the risk is below 1 in 1000 (0.25%) in any one year.

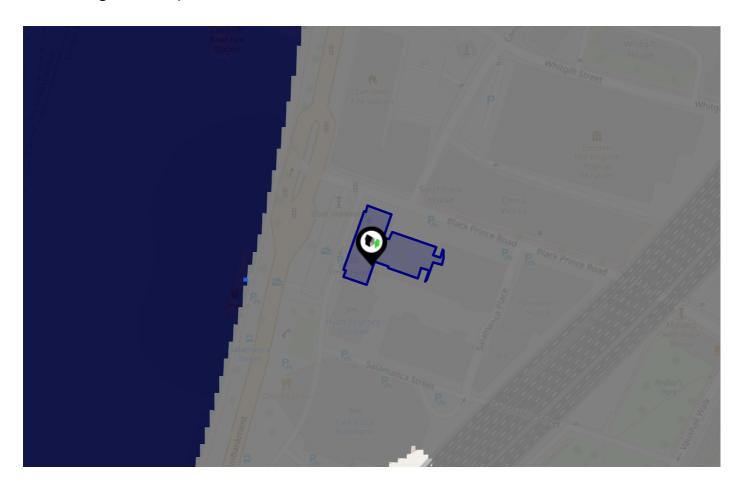




Rivers & Seas - Climate Change



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

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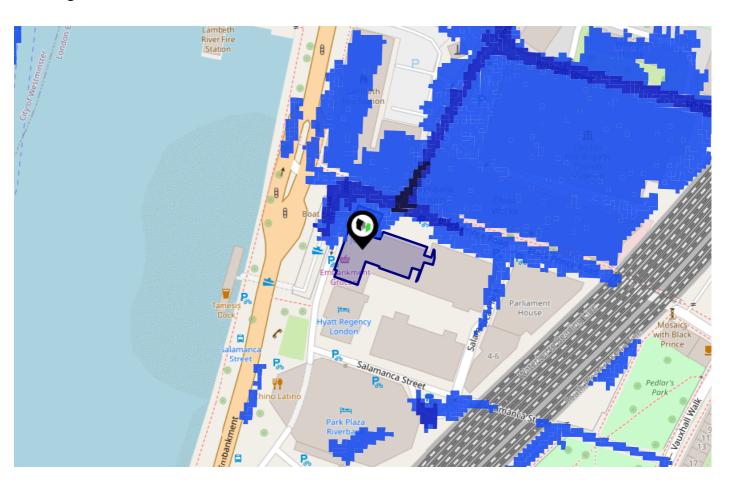
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Surface Water - Flood Risk



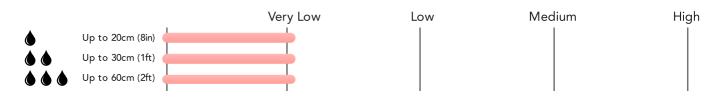
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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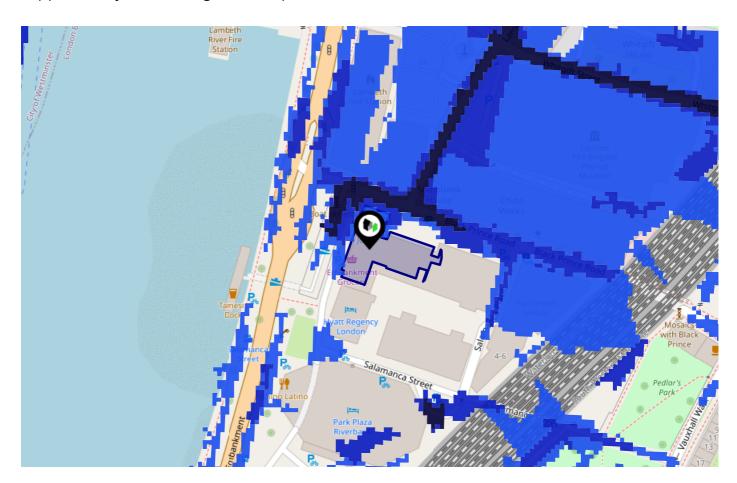




Surface Water - Climate Change



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

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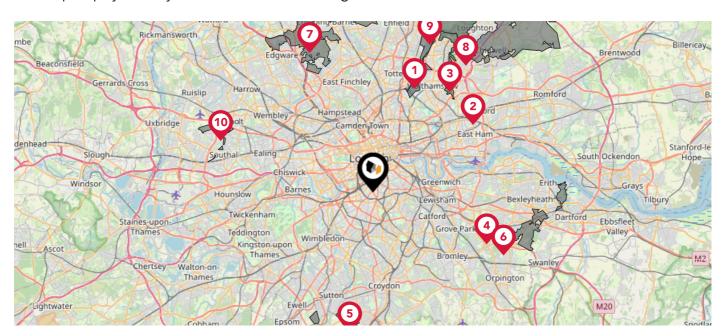
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Maps **Green Belt**



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



Nearby Gree	n 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 I	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	
3	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 B	uildings in the local district	Grade	Distance
(m)1	1200776 - Southbank House	Grade II	0.0 miles
m ²	1392337 - Lambeth Fire Station	Grade II	0.0 miles
m ³	1392338 - Drill Tower To The East Of 8 Albert Embankment	Grade II	0.1 miles
(m) ⁴	1358189 - River Wall With 28 Lamp Standards From Lambeth Bridge To West Of Alembic House	Grade II	0.1 miles
m ⁵	1183436 - Gates, Piers And Railings At Western Block Of Number 39 (beaufoy School Technical Block)	Grade II	0.2 miles
6	1242617 - Millbank Tower	Grade II	0.2 miles
(m) 7)	1267604 - Thames House (north And South Blocks With Bridge Link)	Grade II	0.2 miles
6 8	1116214 - Tomb Of John Tradescant And His Family In St Mary's Churchyard	Grade II	0.2 miles
(m) 9	1249942 - Mara's Scene Painting Shop	Grade II	0.2 miles
(10)	1116383 - Wall To West Of The Great Hall At Lambeth	Grade II	0.2 miles



Area **Schools**





		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			lacksquare		
3	Walnut Tree Walk Primary School Ofsted Rating: Good Pupils: 372 Distance:0.39		\checkmark			
4	Evelina Hospital School Ofsted Rating: Outstanding Pupils: 109 Distance: 0.42			\checkmark		
5	Vanguard School Ofsted Rating: Requires improvement Pupils: 64 Distance: 0.42			\checkmark		
6	Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 95 Distance:0.42	lacksquare				
7	Octavia House Schools, London Ofsted Rating: Not Rated Pupils: 85 Distance:0.43			\checkmark		
8	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 844 Distance:0.44			\checkmark		

Area **Schools**



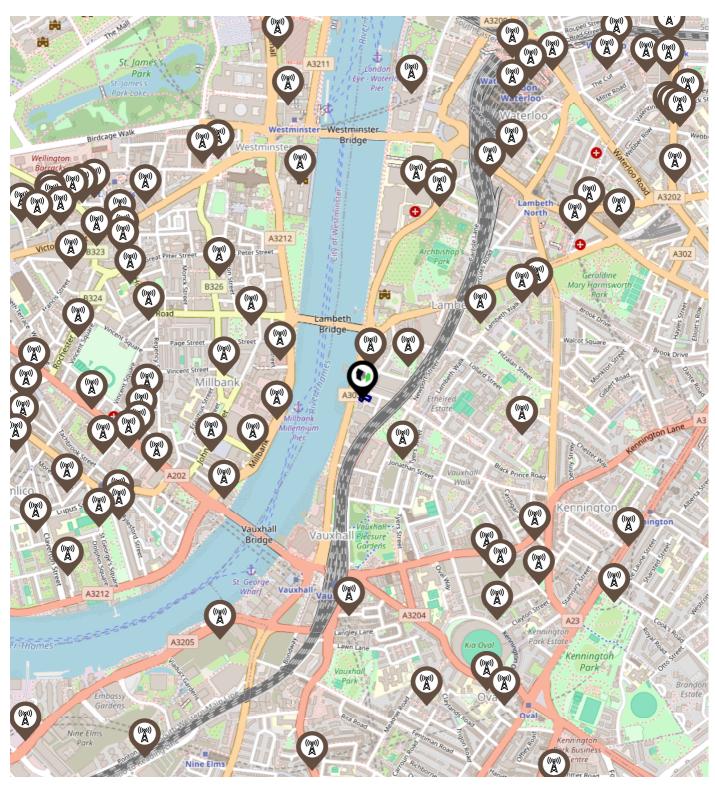


		Nursery	Primary	Secondary	College	Private
9	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance: 0.45					
10	St Anne's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.46		\checkmark			
(1)	King's College London Maths School Ofsted Rating: Outstanding Pupils: 148 Distance: 0.49			\checkmark		
12	Archbishop Sumner Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance: 0.49		\checkmark			
13	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance: 0.54			\checkmark		
14	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 220 Distance: 0.55		\checkmark			
1 5	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance: 0.55			\checkmark		
16	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance: 0.57		\checkmark			

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts

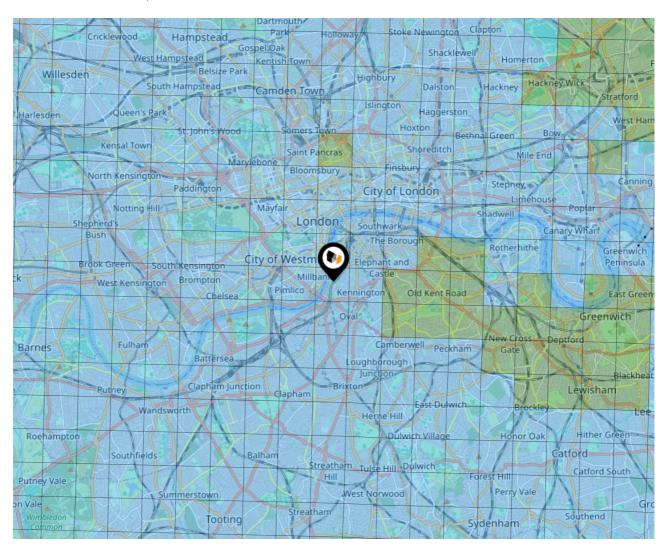


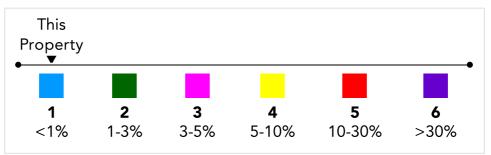
Environment Radon Gas



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).

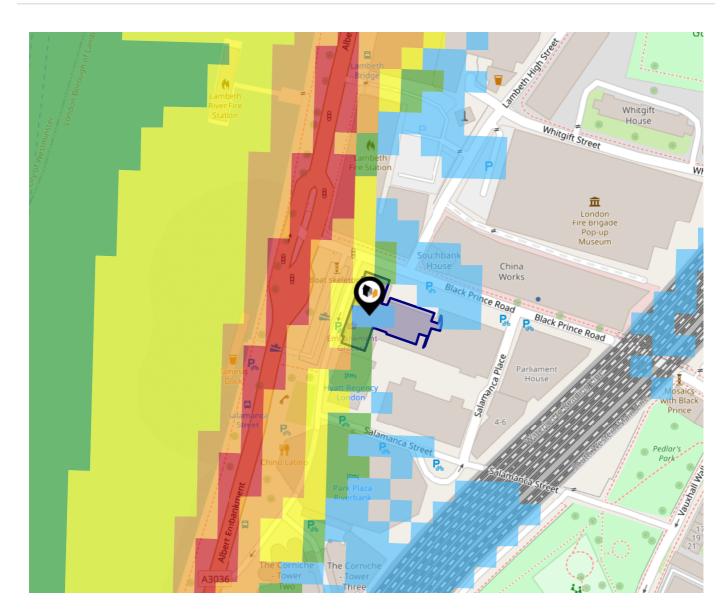






Local Area Road Noise





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



Environment **Soils & Clay**



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

Carbon Content: NONE Soil Texture: SAND TO SANDY LOAM

Parent Material Grain: ARENACEOUS - Soil Depth: DEEP

RUDACEOUS

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

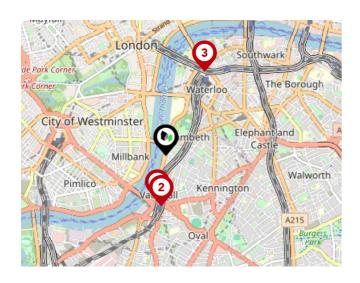
TC Terrace Clay

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

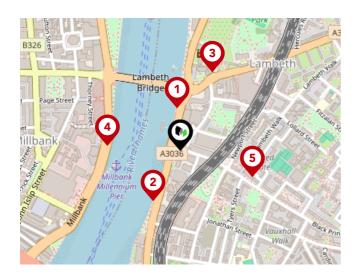
Pin	Name	Distance
•	Silvertown	7.42 miles
2	Leaves Green	12.89 miles
3	Heathrow Airport Terminal 4	14.24 miles
4	Heathrow Airport	14.34 miles



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
•	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 **About Us**





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%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.

Century21 **Testimonials**



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

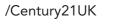


Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk









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.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:





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