



Peninsula Heights, Albert Embankment **SEI**

A spacious three bedroom flat

This exceptional apartment in the exclusive Peninsula Heights development features breathtaking panoramic views of the River Thames and the Houses of Parliament.



Guide price: £3,500,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £36,263 per annum, reviewed annually, next review due 2024

Ground rent: £1,000 per annum, reviewed annually, next review due 2024

Local authority: London Borough of Lambeth

Council tax band: H



Property Description

Welcome to this stunning ninth floor apartment in the prestigious Peninsula Heights development, offering an unparalleled living experience with breathtaking panoramic views of the River Thames and the Houses of Parliament. This expansive residence spans 2,411 sq ft, providing ample space for luxurious living.

Bedrooms: three spacious bedrooms, including a grand principal bedroom (16'8 x 13'8) and a versatile bedroom/TV room (20'11 x 17'11).

Bathrooms: three beautifully appointed bathrooms, ensuring convenience and privacy.

Receptions: two elegant reception areas, including a vast reception/dining room (45'3 x 19'3) perfect for entertaining and enjoying the views.

Kitchen: A well-designed kitchen (20'2 x 7'11) equipped for all your culinary needs.

Terraces: Two terraces providing the perfect spots to soak in the iconic London skyline.

Concierge: 24 hour concierge services for your convenience and security.

Facilities: Residents' gym and sauna to keep you fit and relaxed.

Parking: Two underground parking spaces included.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.

Location

Situated on Albert Embankment, Peninsula Heights offers a central location with easy access to the vibrant West End and the City. Vauxhall Underground Station (Victoria line, zone 1) is approximately 0.3 miles away, making commuting a breeze.

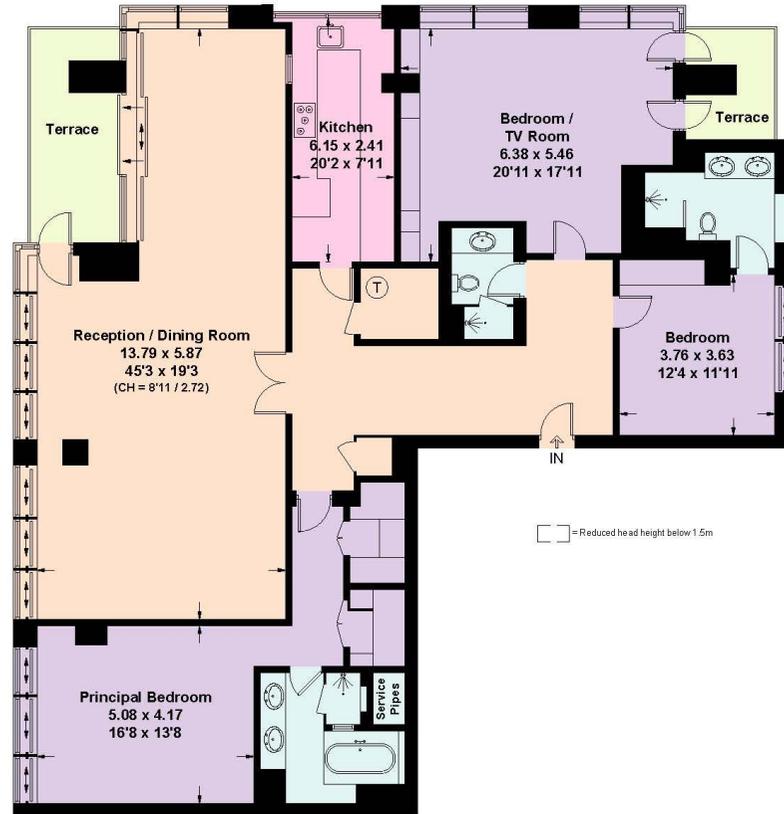




Peninsula Heights, SE1

Approximate Gross Internal Floor Area
2,480 sq ft / 230.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ninth Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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