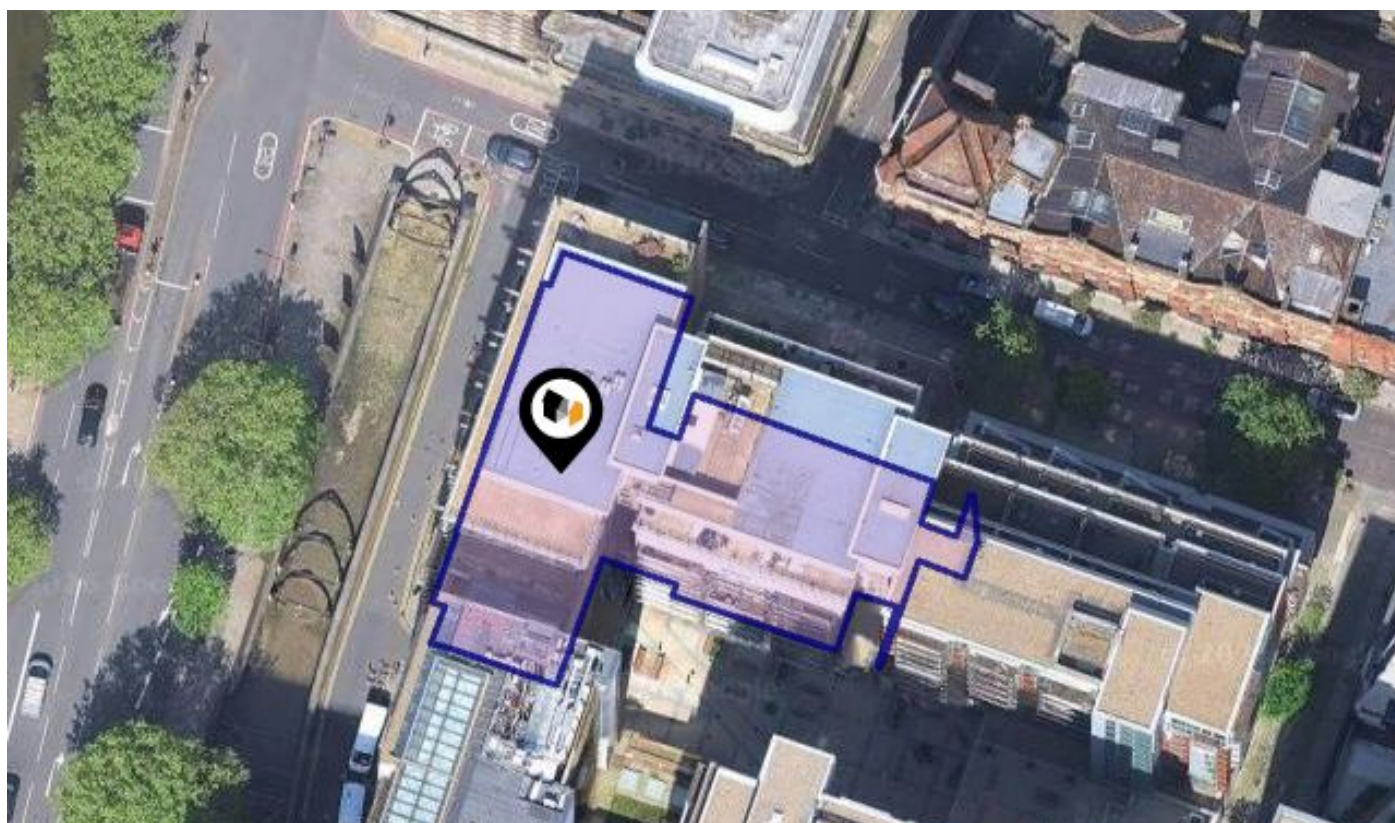


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 16th July 2026



9, ALBERT EMBANKMENT, LONDON, SE1

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



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aprift
Lettings Intelligence

Introduction

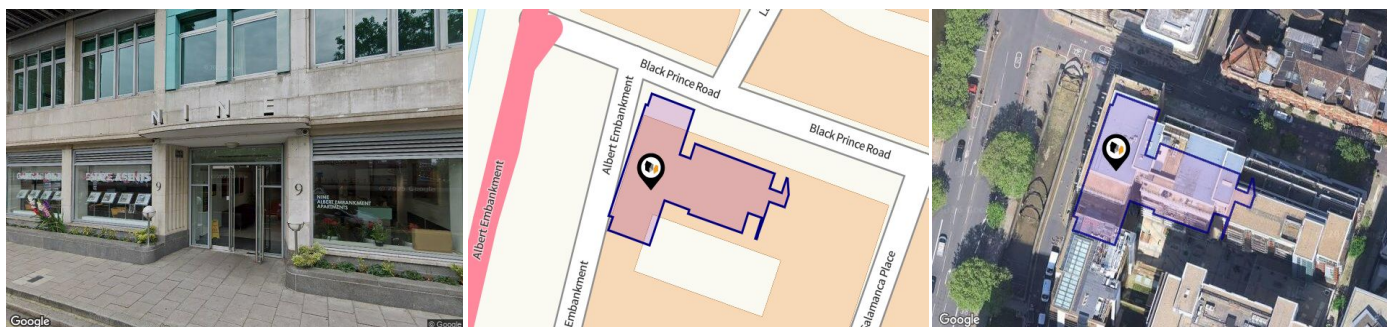
Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Stunning 1-Bedroom Apartment to let in Prime London Location! Price: £2,500/month Available from now Welcome to your new urban oasis at the riverside building in the heart of Lambeth along the picturesque Albert Embankment. This beautifully designed 1-bedroom apartment offers a perfect blend of modern living and stylish comfort, ideal for professionals or couples seeking a vibrant city lifestyle. Key Features:- Spacious Living Area: Enjoy the open-plan living room, thoughtfully designed with contemporary furnishings, including a cosy couch and elegant coffee table, perfect for relaxation or entertaining guests.- Modern Kitchen: The well-equipped kitchen boasts high-quality appliances, including a microwave and oven, ensuring you have everything you need to whip up delicious meals.- Stylish Bedroom: Retreat to the tranquil bedroom, featuring ample storage space and a serene ambiance, perfect for unwinding after a busy day.- Elegant Bathroom: The modern bathroom is designed with sleek fixtures and finishes, providing a luxurious space for your daily routines.- Private Balcony: Step outside to your own private balcony, offering restricted views of the river and a perfect spot for morning coffee or evening relaxation.- Located in a desirable apartment building, this complex provides a sense of community while keeping you close to the vibrant energy of London. Additional Features:- Thoughtful interior design with quality flooring and stylish decor- Convenient access to public transport and local amenities- Close proximity to parks, restaurants, and cultural attractions For inquiries or to arrange a viewing, please contact us. Your dream apartment awaits!

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.2 acres		
Year Built :	2002		
Council Tax :	Band E		
Annual Estimate:	£2,502		
Title Number:	TGL210109		

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	1800 mb/s
		

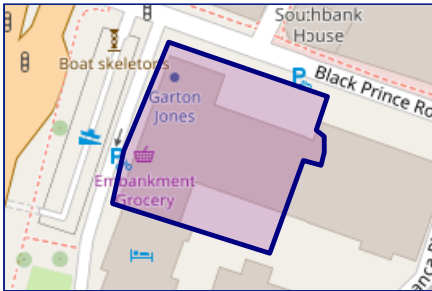
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

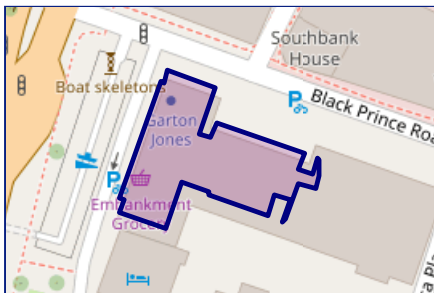


Freehold Title Plan



TGL154564

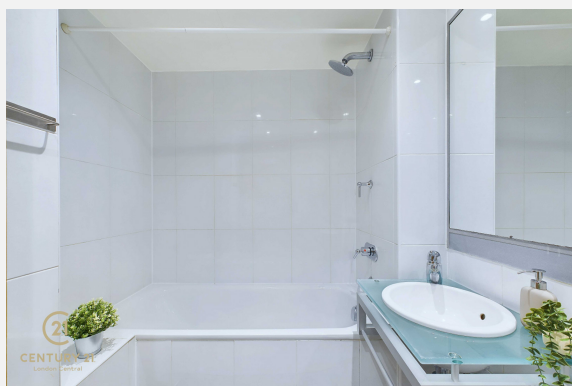
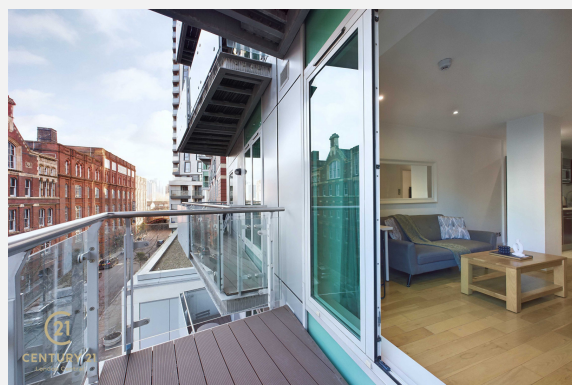
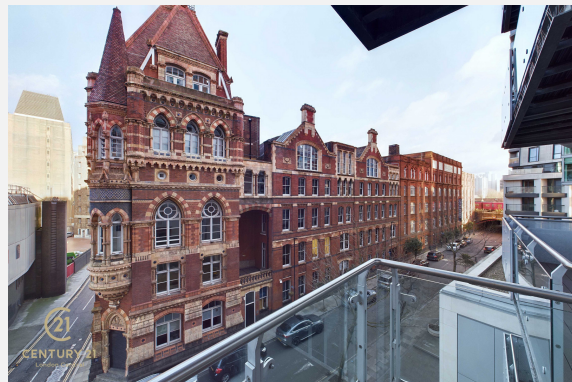
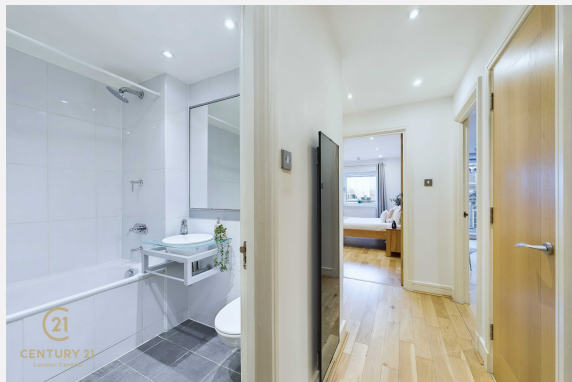
Leasehold Title Plan



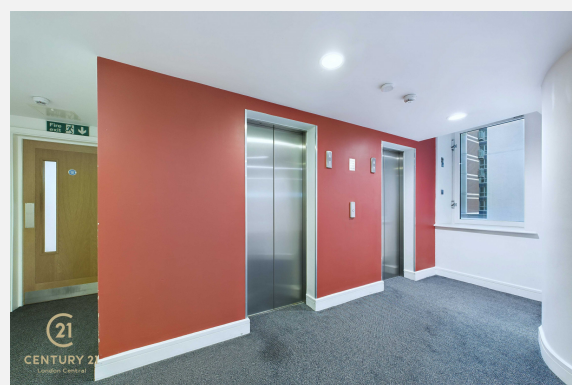
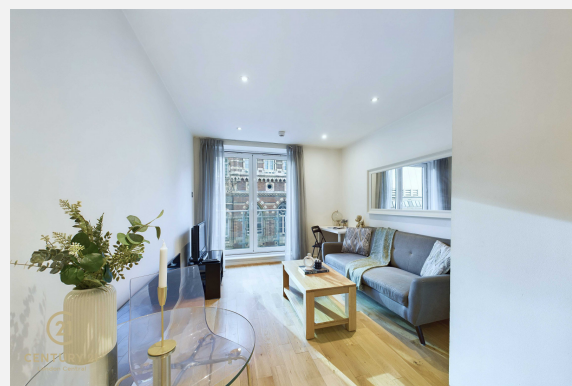
TGL210109

Start Date:	10/09/2002
End Date:	01/01/3000
Lease Term:	999 years from 1 January 2001
Term Remaining:	974 years

Gallery Photos



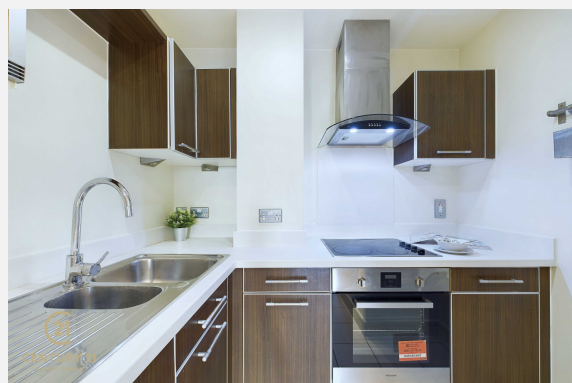
Gallery Photos

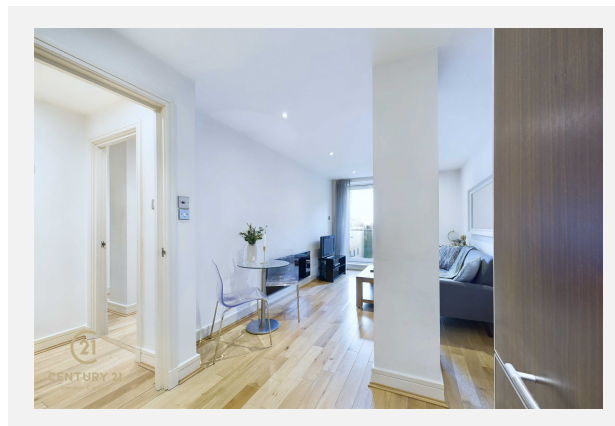
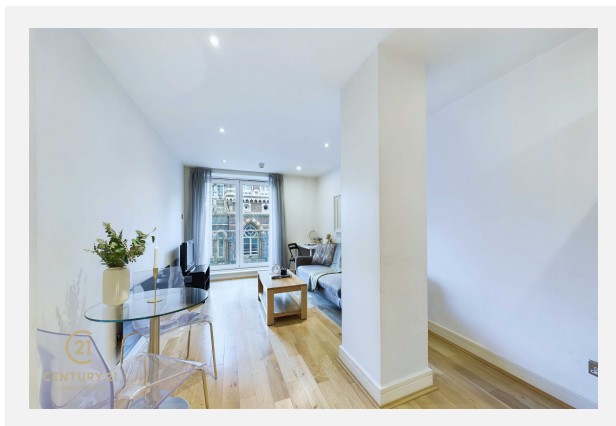
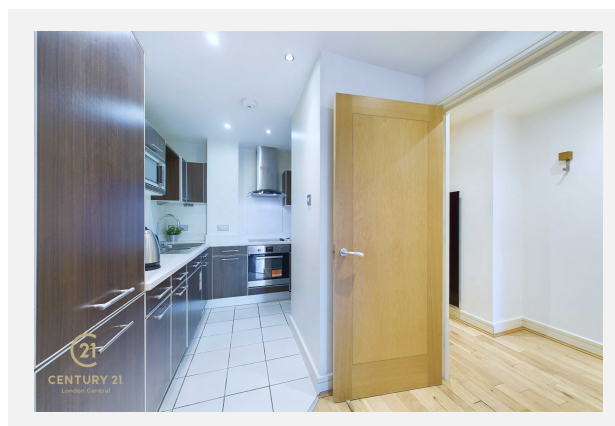
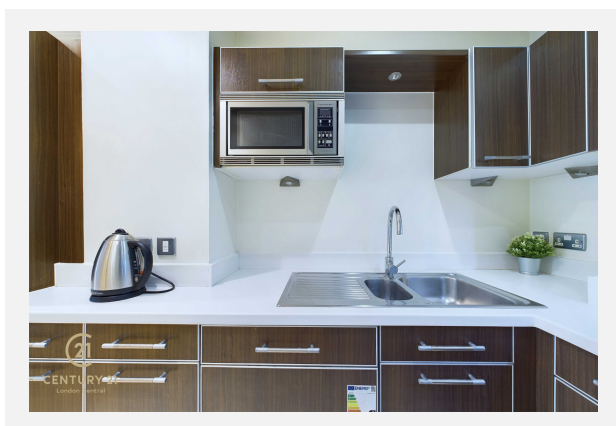


Gallery Photos



Gallery Photos



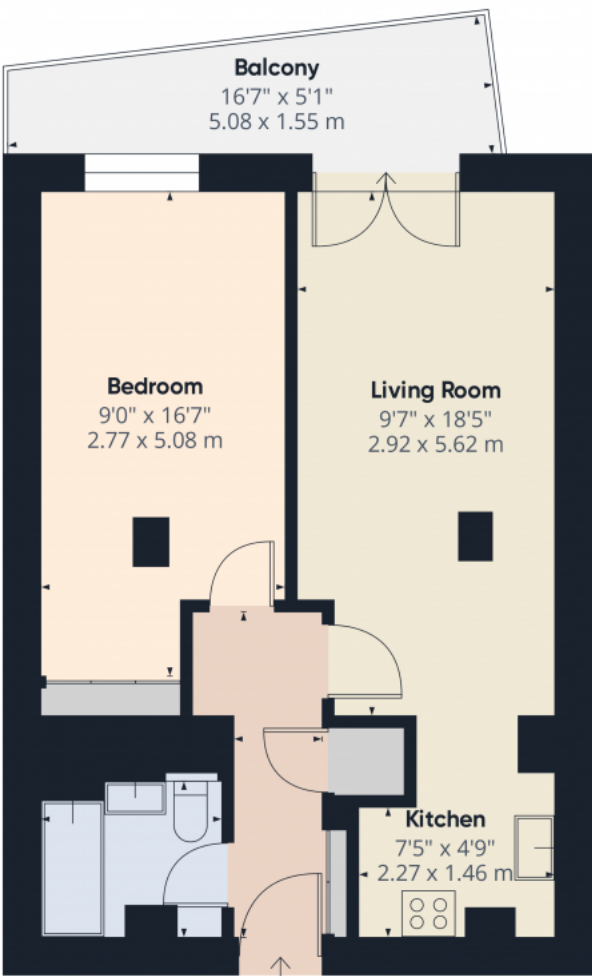


9, ALBERT EMBANKMENT, LONDON, SE1

CENTURY 21
London Central

Albert Embankment, Lambeth
London, SE1

APPROX. GROSS INTERNAL AREA
503.97 ft² / 46.82 m²



- Third Floor -



APPROX. GROSS INTERNAL AREA
The footprint of the property
503.97 ft² / 46.82 m²



APPROX. NET INTERNAL AREA
Excludes walls and external features
465.55 ft² / 43.25 m²



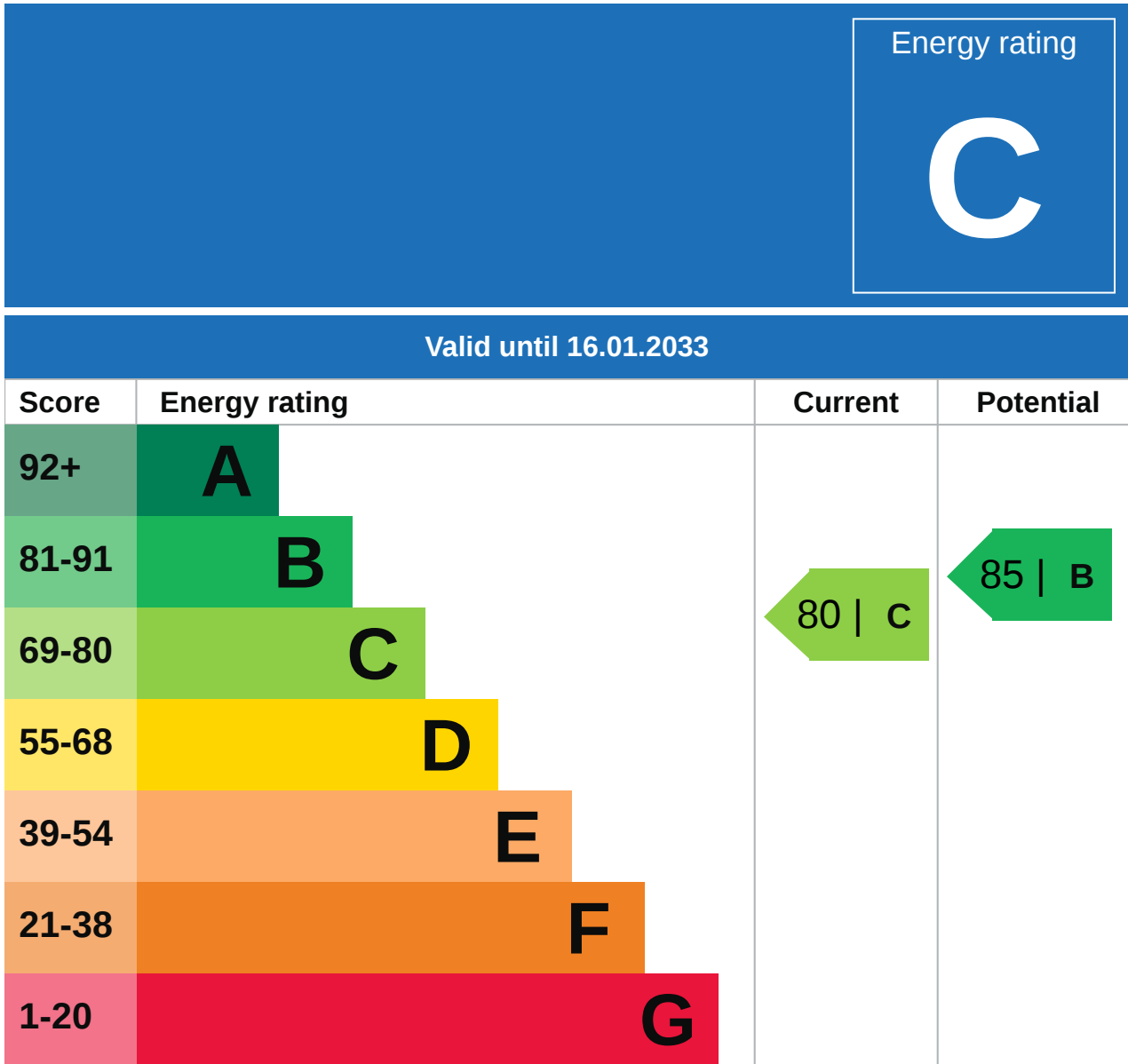
APPROX. HEADROOM
AREA below 1.5m / 4.92ft
1.29 ft² / 0.12 m²



APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
69.64 ft² / 6.47 m²



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 or 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 turokmedia.com



Property EPC - Additional Data

Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built as built insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion off
Hot Water Energy Efficiency:	Peak
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

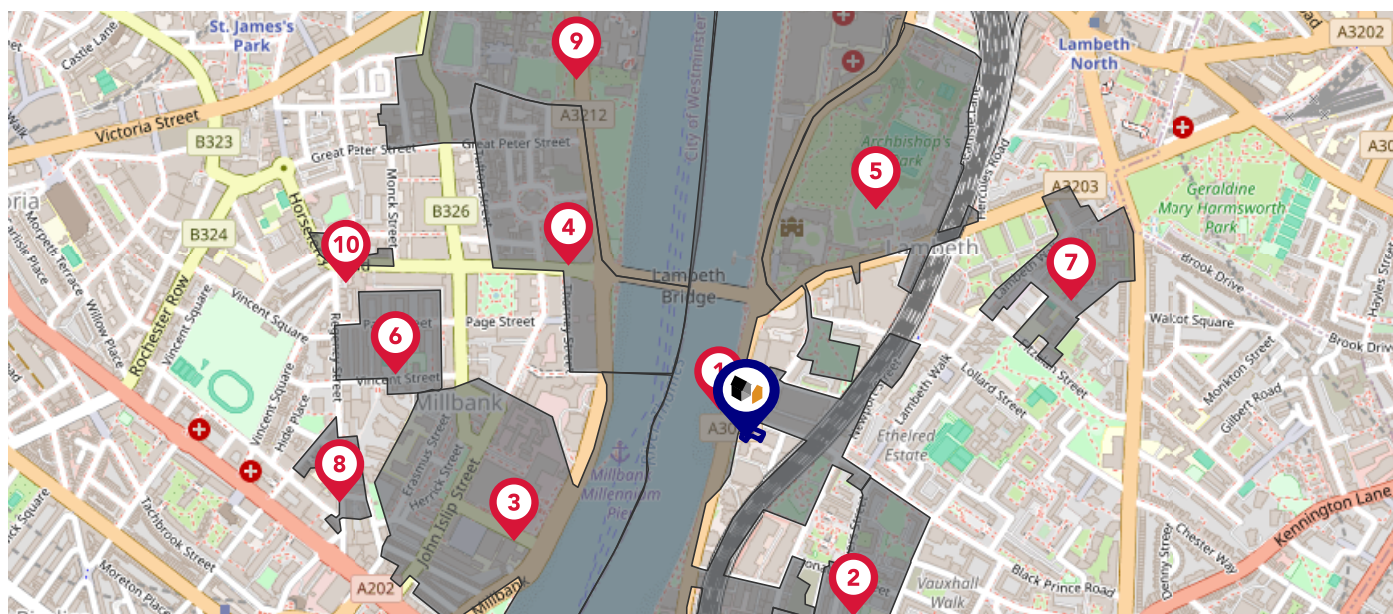
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



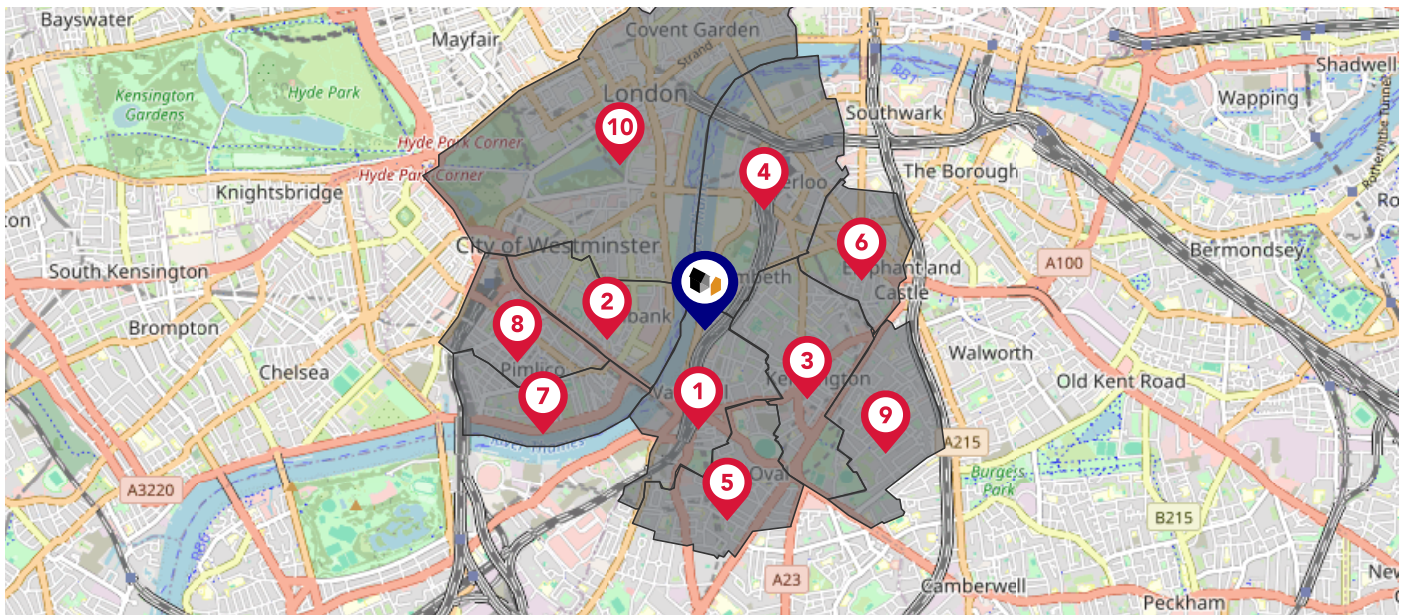
Nearby Conservation Areas

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

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



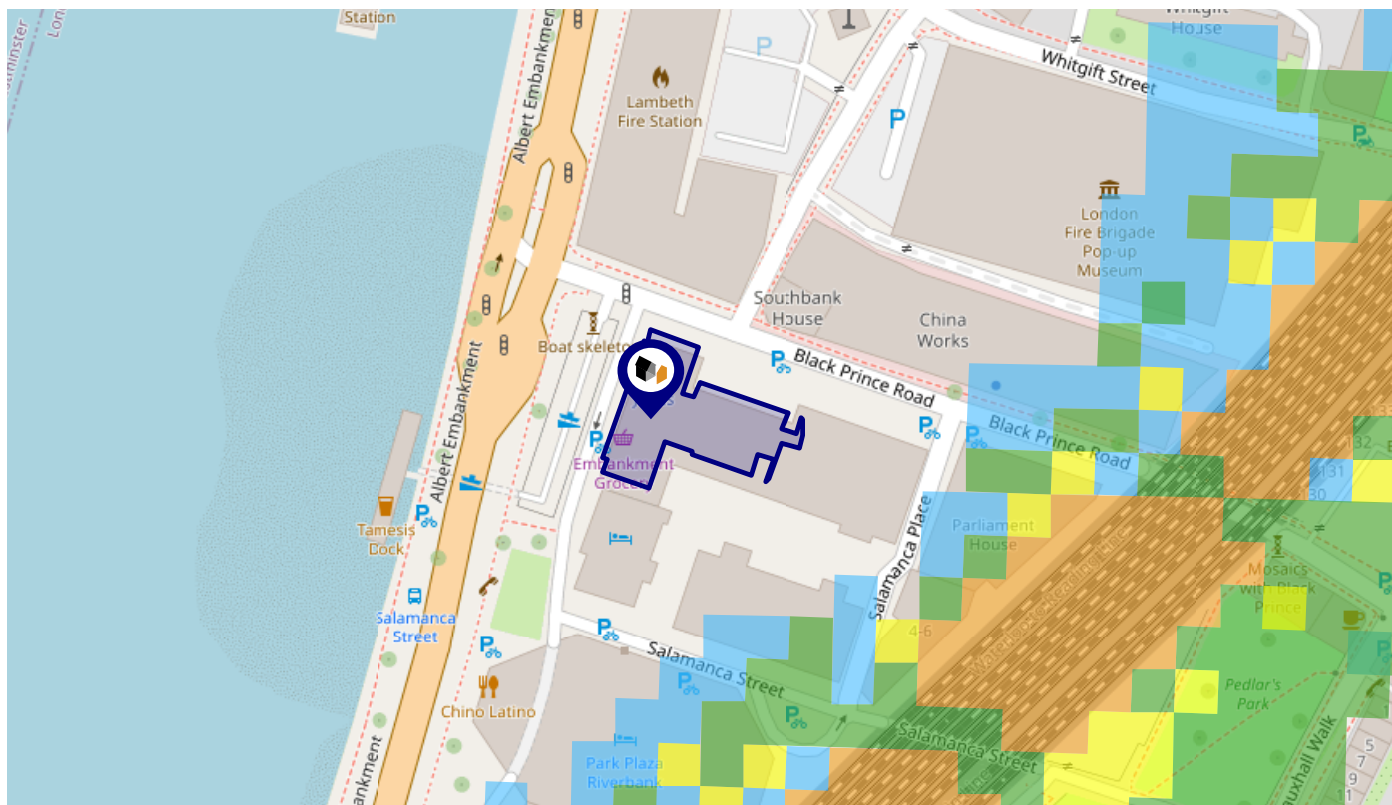
Nearby Council Wards

-  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:

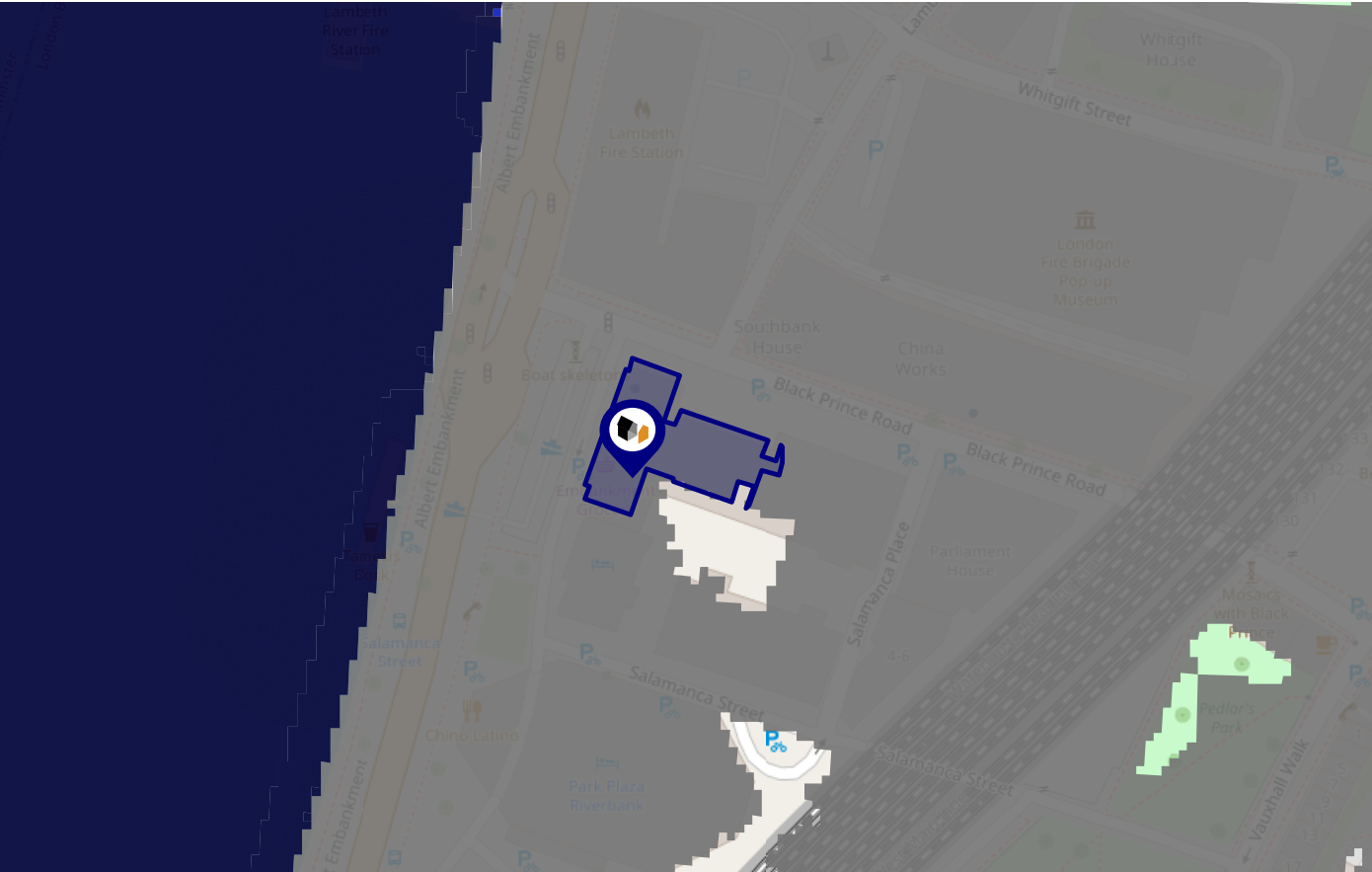
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

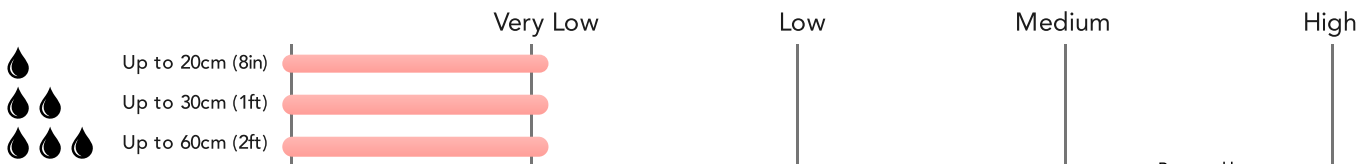


Risk Rating: Very Low

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Chance of flooding to the following depths at this property:

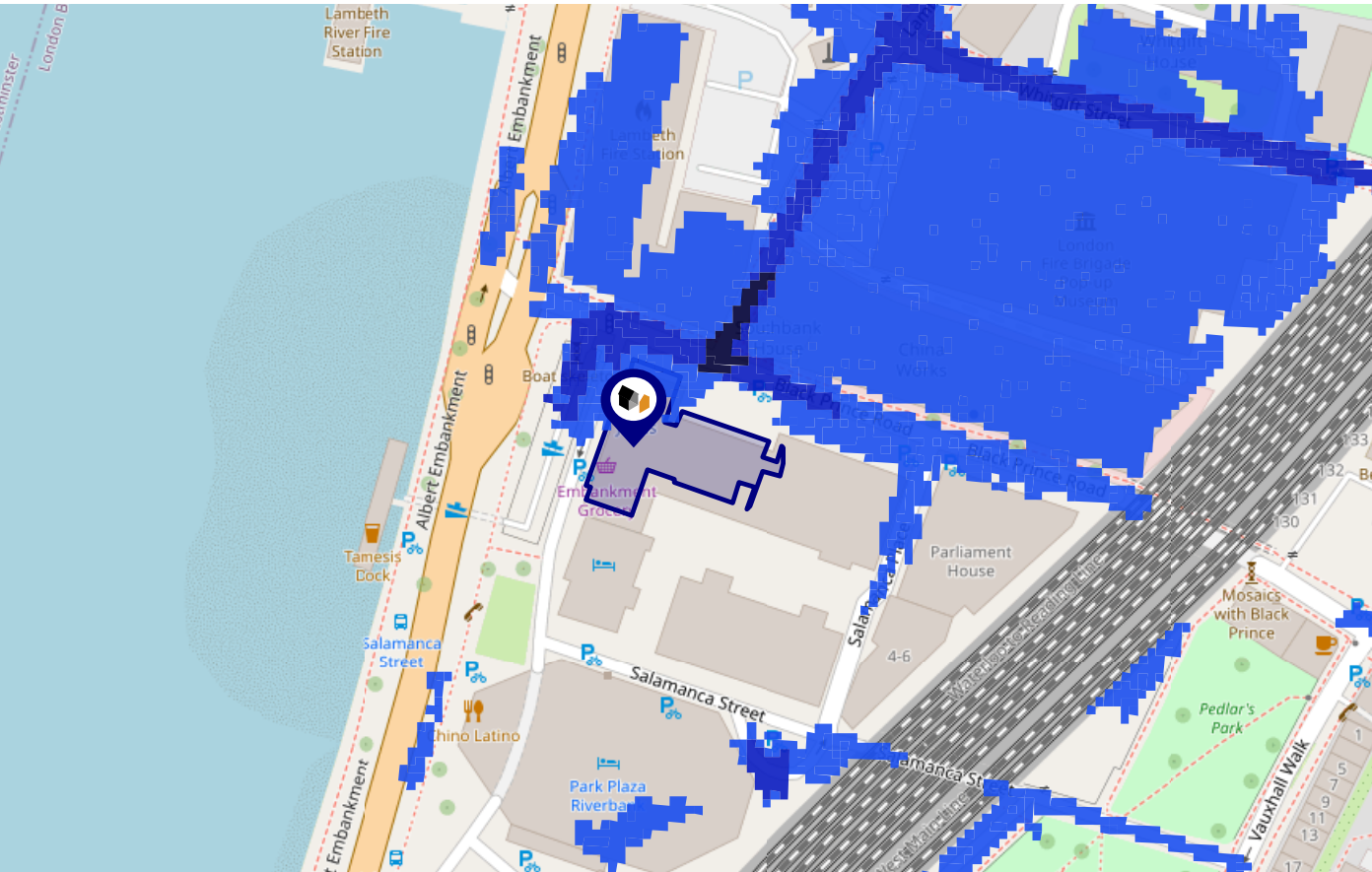


Flood Risk

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.

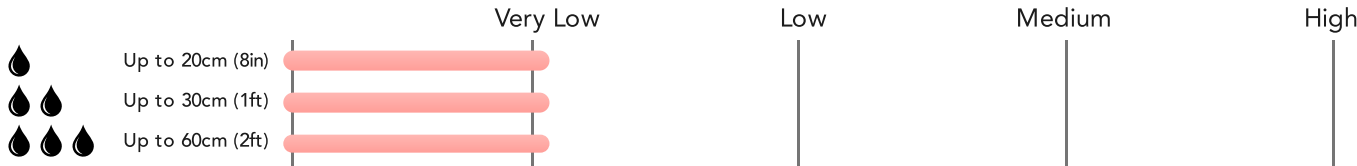


Risk Rating: Very low

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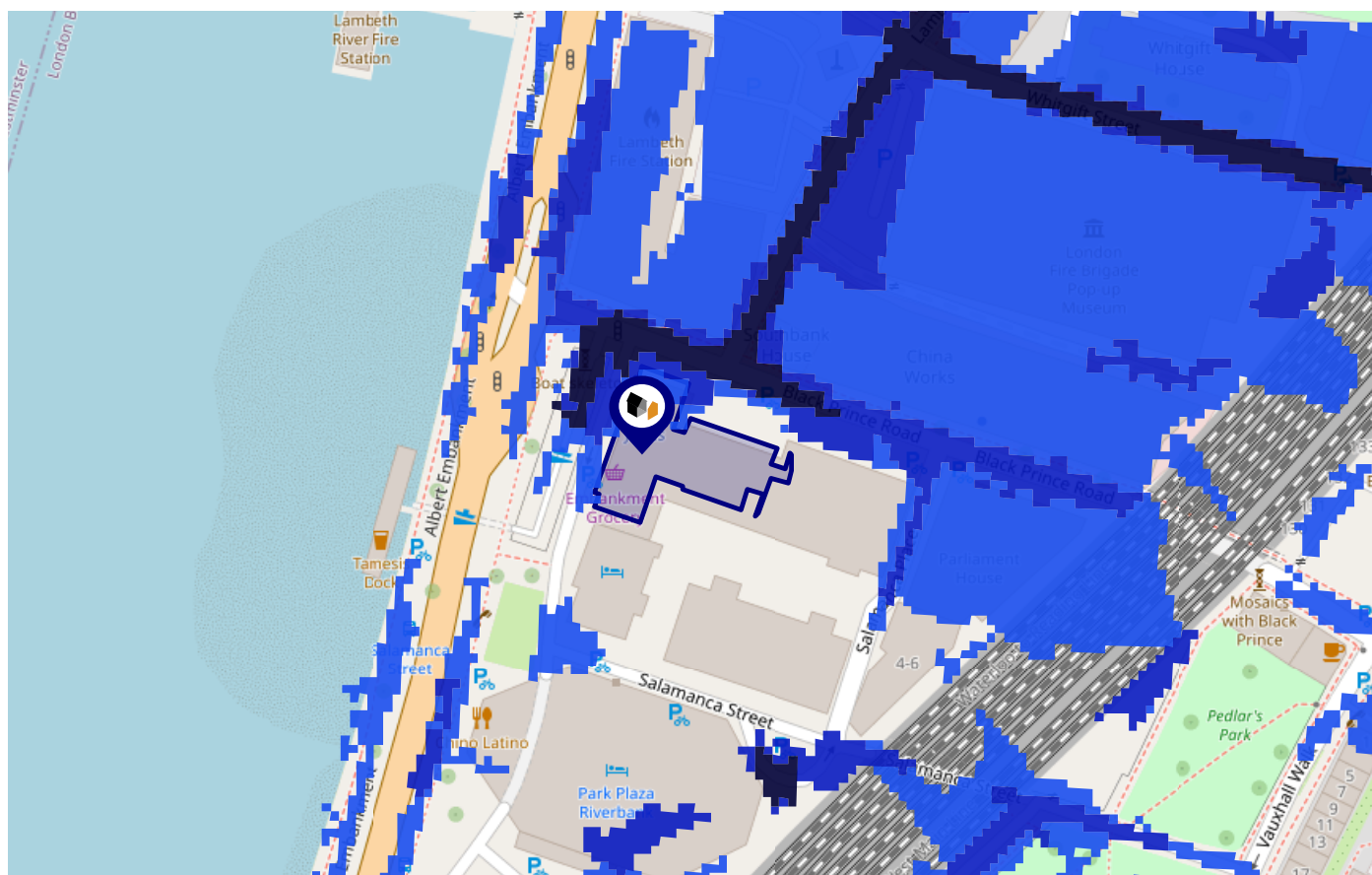
Chance of flooding to the following depths at this property:



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.

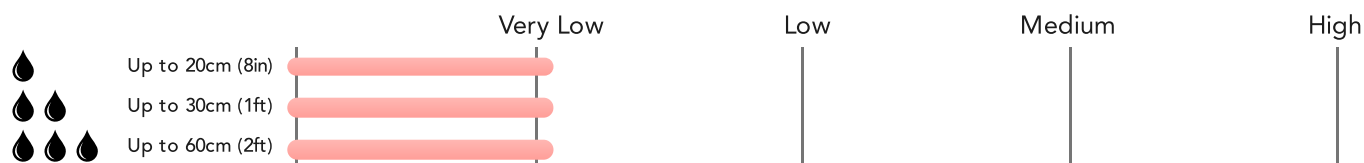


Risk Rating: Very low

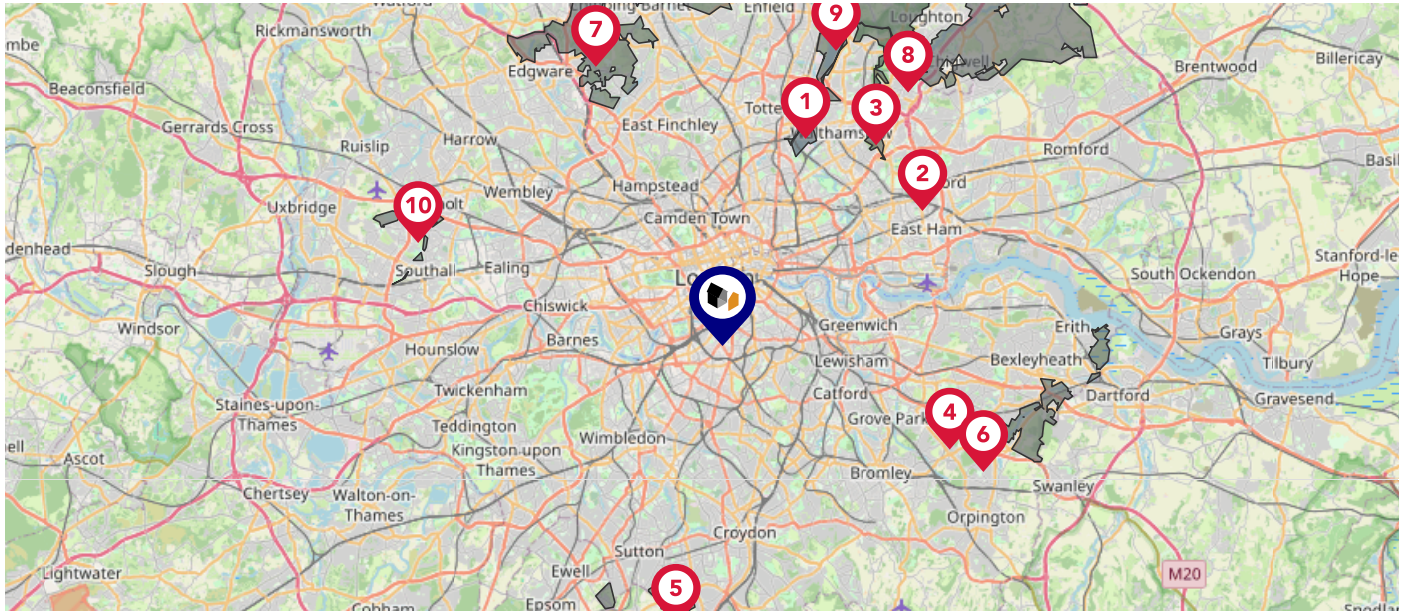
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



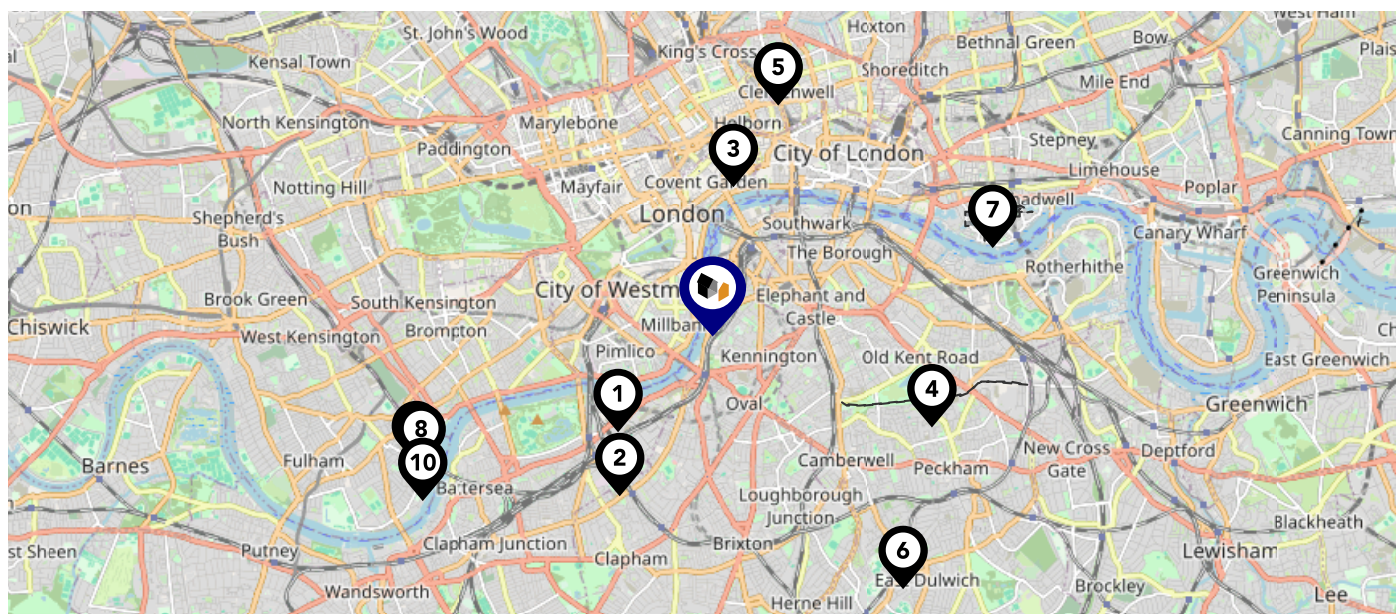
This map displays nearby areas that have been designated as Green Belt...



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

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.



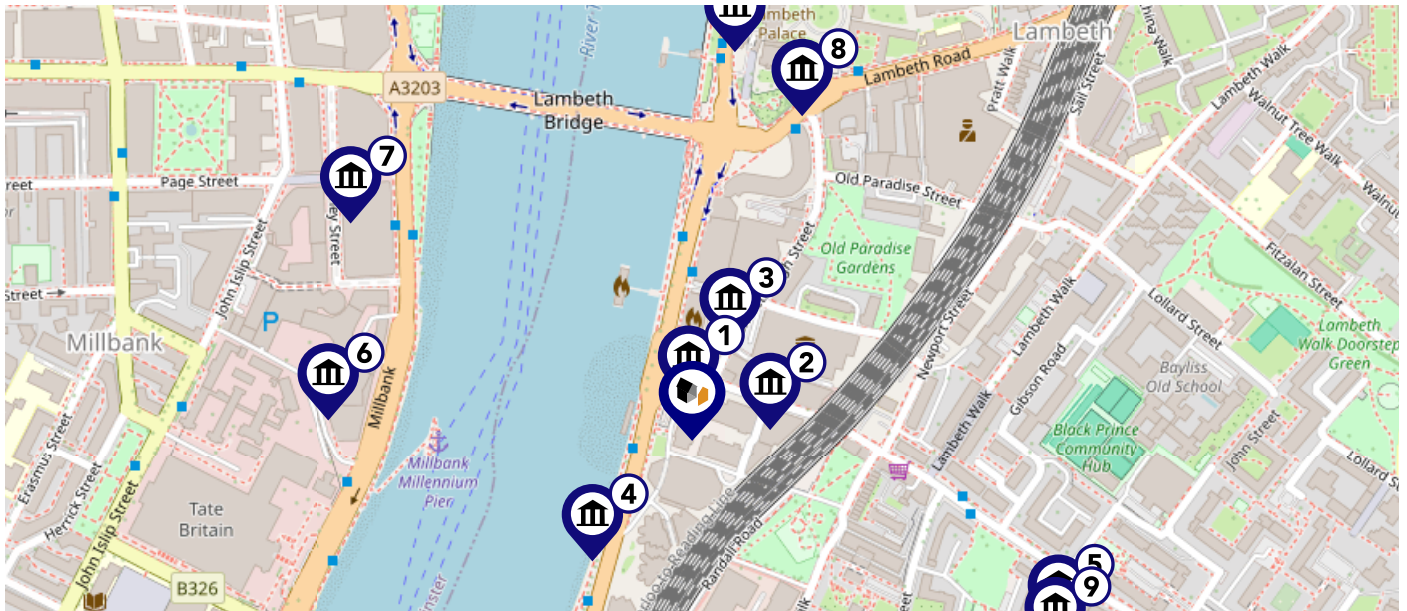
Nearby Landfill Sites

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

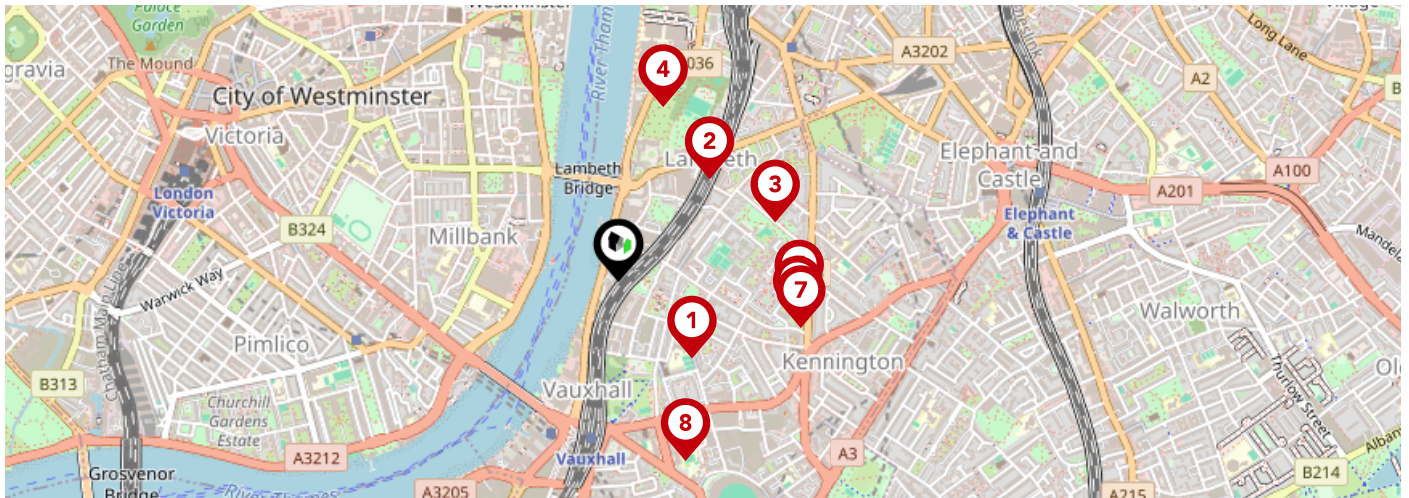
Listed Buildings

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

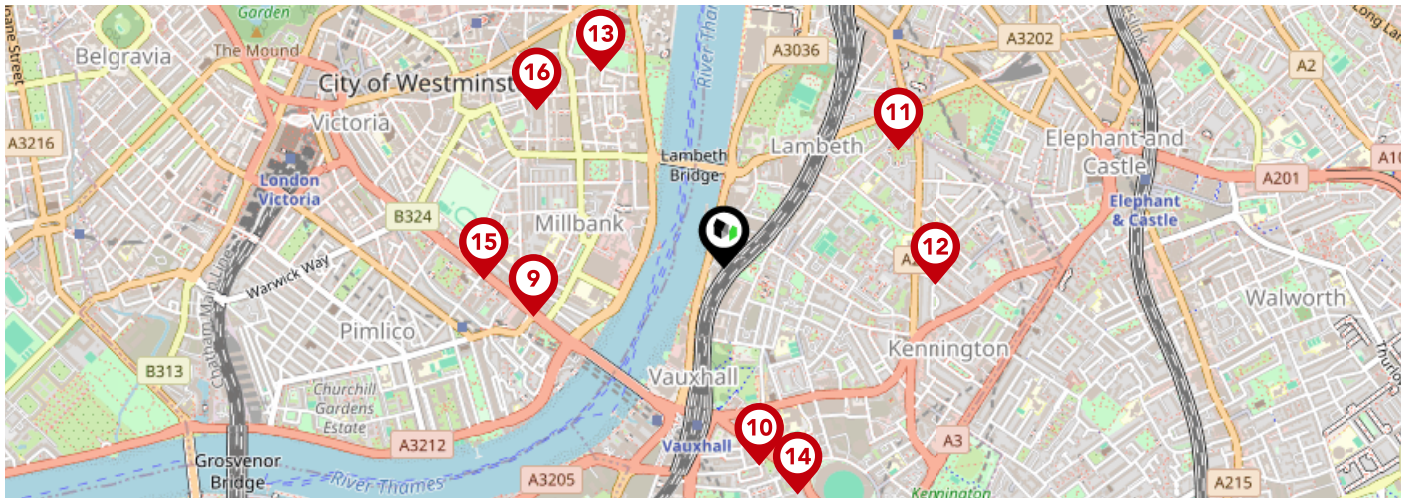


Listed Buildings in the local district	Grade	Distance
 1392337 - Lambeth Fire Station	Grade II	0.0 miles
 1200776 - Southbank House	Grade II	0.1 miles
 1392338 - Drill Tower To The East Of 8 Albert Embankment	Grade II	0.1 miles
 1358189 - River Wall With 28 Lamp Standards From Lambeth Bridge To West Of Alembic House	Grade II	0.1 miles
 1183436 - Gates, Piers And Railings At Western Block Of Number 39 (beaufoy School Technical Block)	Grade II	0.2 miles
 1242617 - Millbank Tower	Grade II	0.2 miles
 1267604 - Thames House (north And South Blocks With Bridge Link)	Grade II	0.2 miles
 1116214 - Tomb Of John Tradescant And His Family In St Mary's Churchyard	Grade II	0.2 miles
 1358193 - Western Block Of Number 39 (the Former Beaufoy Institute)	Grade II	0.2 miles
 1116383 - Wall To West Of The Great Hall At Lambeth	Grade II	0.2 miles

Area Schools

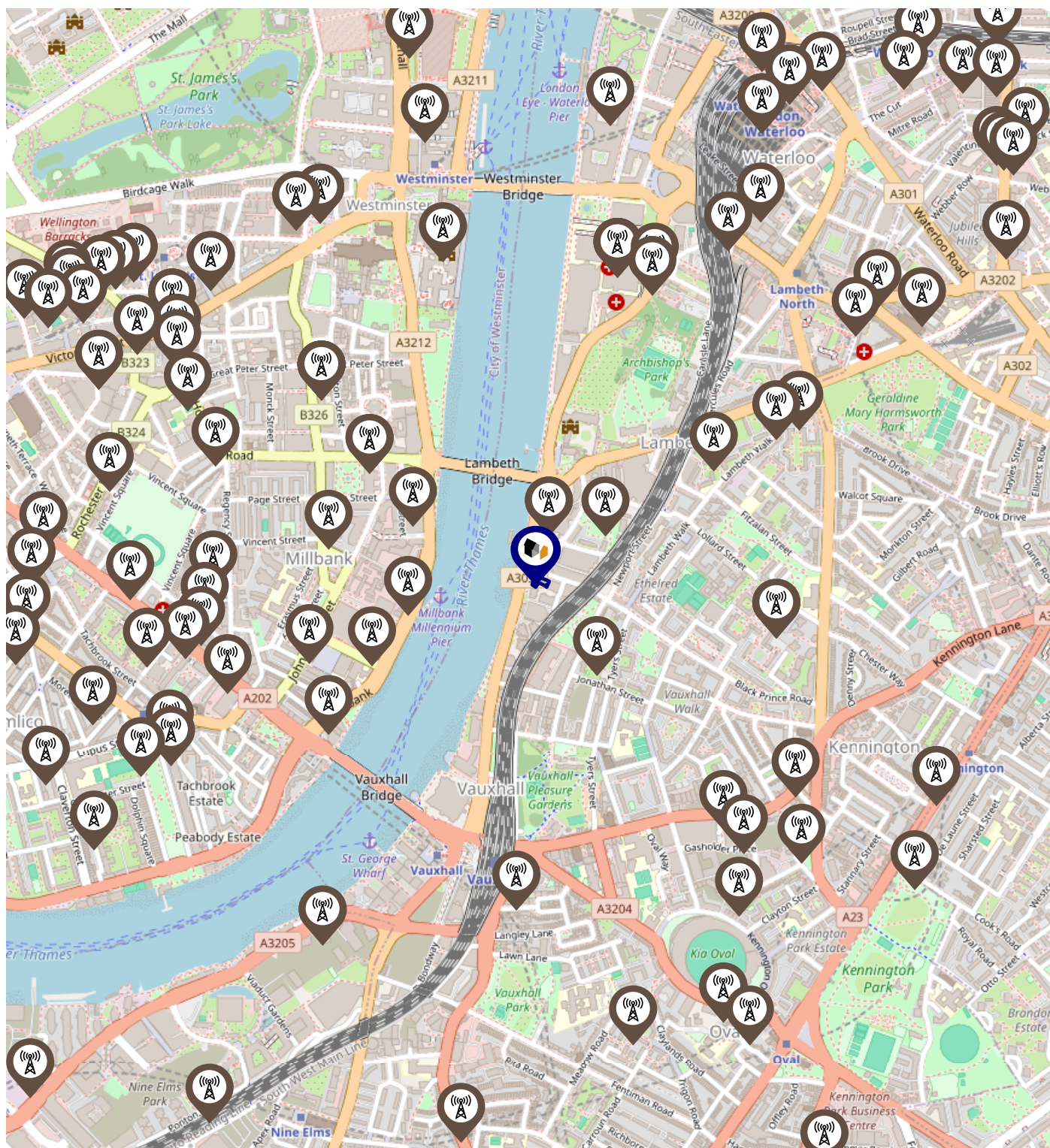


		Nursery	Primary	Secondary	College	Private
1	Vauxhall Primary School Ofsted Rating: Good Pupils: 218 Distance:0.25	☐	☒	☐	☐	☐
2	The Marine Society College of the Sea Ofsted Rating: Good Pupils:0 Distance:0.32	☐	☐	☒	☐	☐
3	Walnut Tree Walk Primary School Ofsted Rating: Good Pupils: 372 Distance:0.39	☐	☒	☐	☐	☐
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:0.44	☐	☐	☒	☐	☐
8	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 844 Distance:0.44	☐	☐	☒	☐	☐



		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	☐	☒	☐	☐	☐

Local Area Masts & Pylons

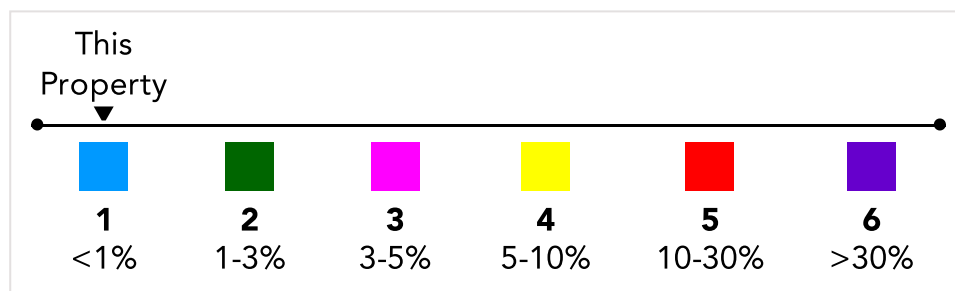
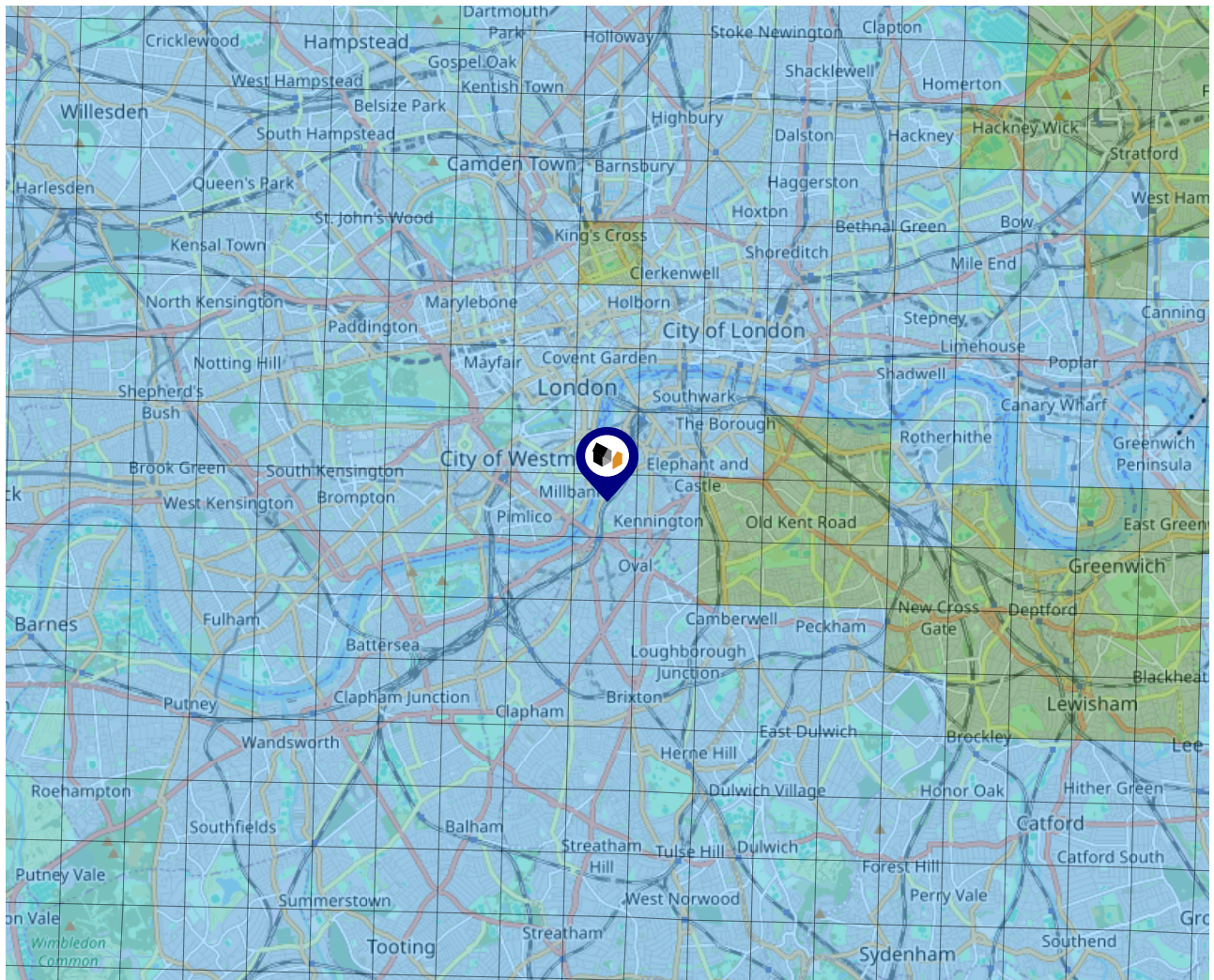


Key:

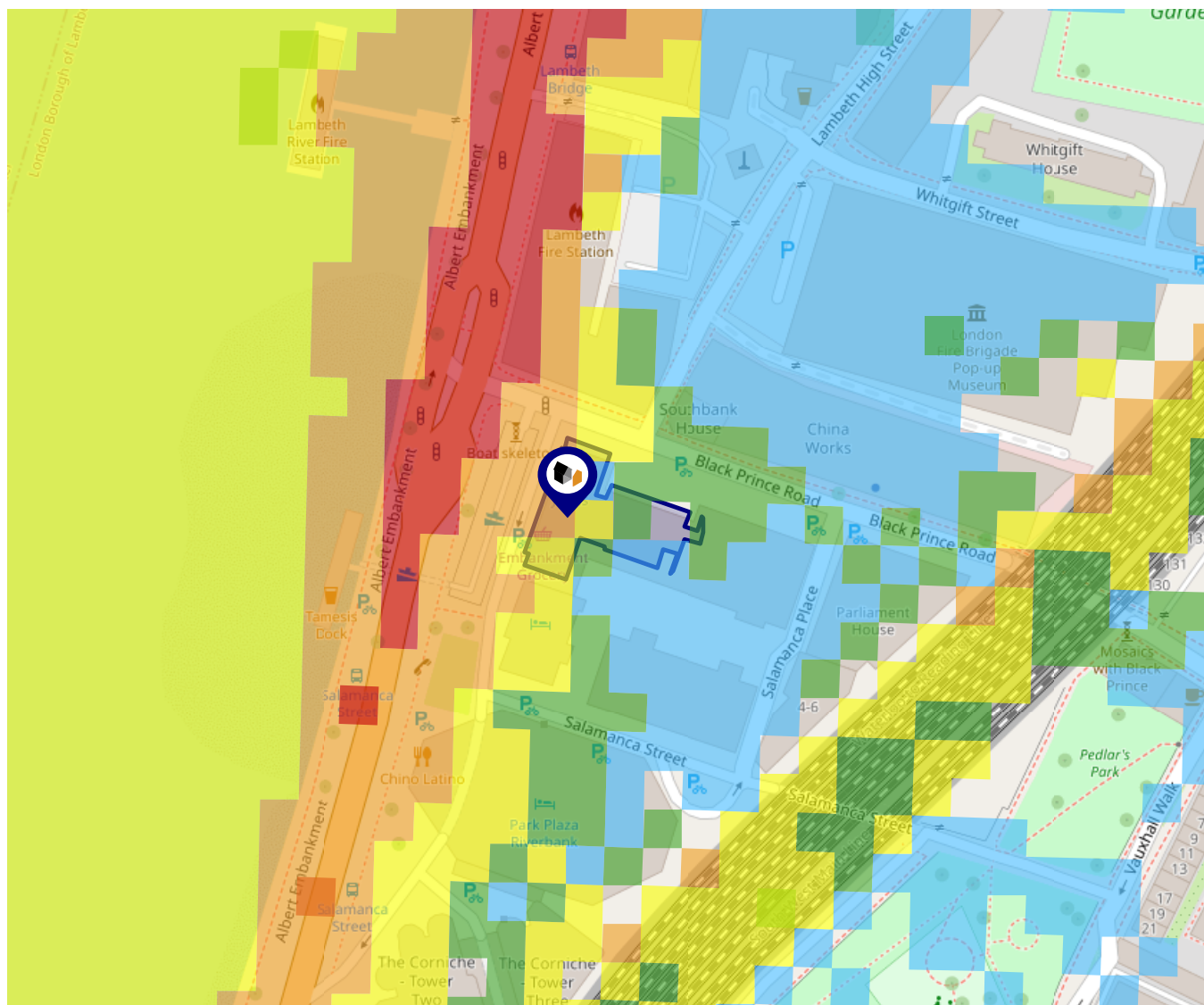
-  Power Pylons
-  Communication Masts

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

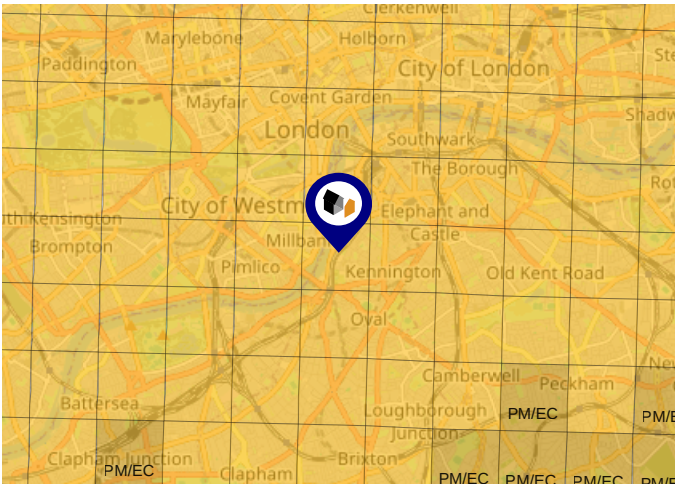


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

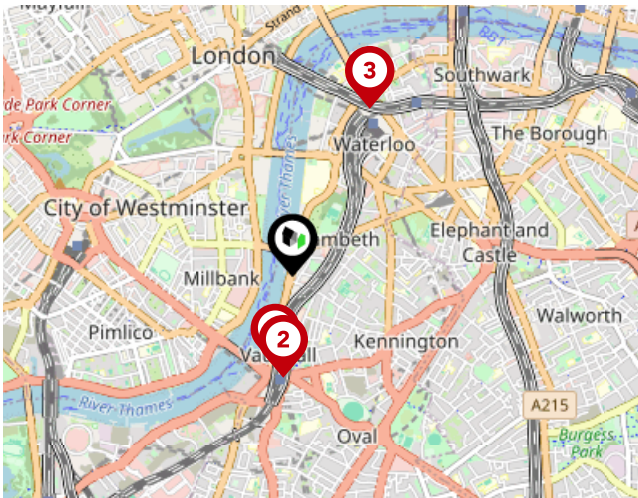
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

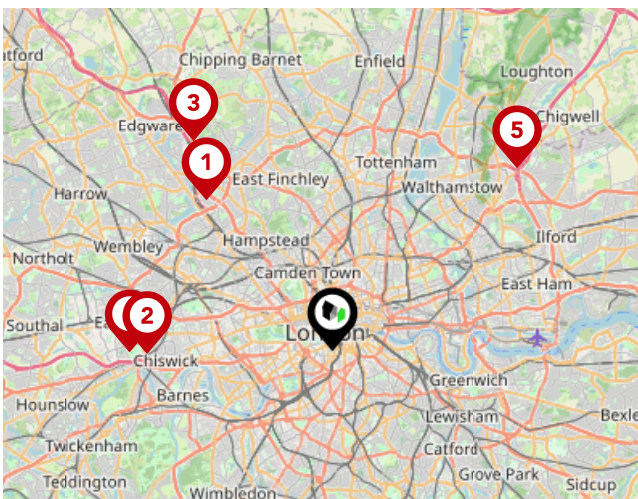
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



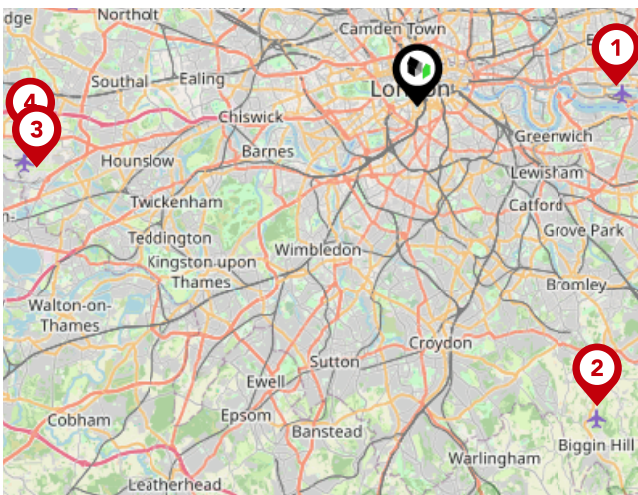
National Rail Stations

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

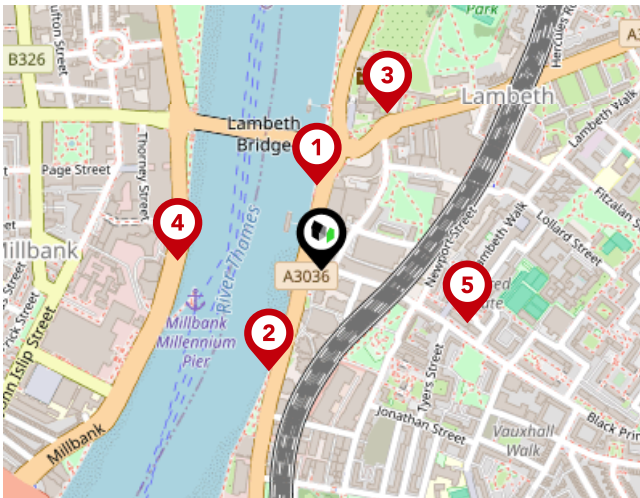
Pin	Name	Distance
1	M1 J1	7.29 miles
2	M4 J1	6.84 miles
3	M1 J2	9.32 miles
4	M4 J2	7.51 miles
5	M11 J4	9.57 miles



Airports/Helipads

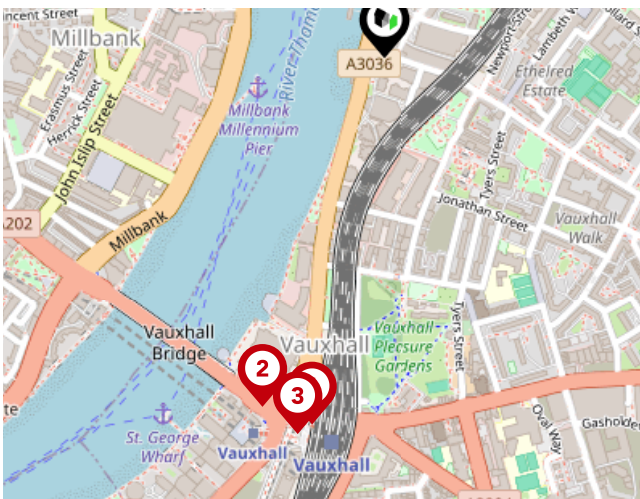
Pin	Name	Distance
1	London City Airport	7.42 miles
2	Biggin Hill Airport	12.89 miles
3	Heathrow Airport Terminal 4	14.24 miles
4	Heathrow Airport	14.34 miles

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



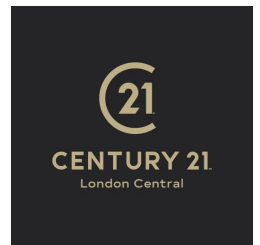
Local Connections

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%.

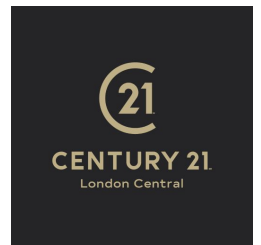


Roger Collings

60 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.



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.



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/century21_uk/



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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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Valuation Office
Agency

