



## **The Corniche, 24 Albert Embankment      Asking Price £2,050,000**

This luxuriously furnished two bedroom apartment boasts a private balcony with spectacular river views overlooking the capital. The property benefits from a spacious layout with an abundance of light throughout the open plan living area, it also includes three bathrooms with two ensuite.

The apartment is situated in the highly sought after development The Corniche where residents benefit from a plethora of communal facilities such as a 24 hour concierge service, spa, gym and indoor infinity pool as well as the Skyline Club.

Approximately 986 years remaining on lease  
Ground rent amount & review period: Ask agent  
Service charge amount & review period: Ask Agent  
Council tax band: H -Lambeth

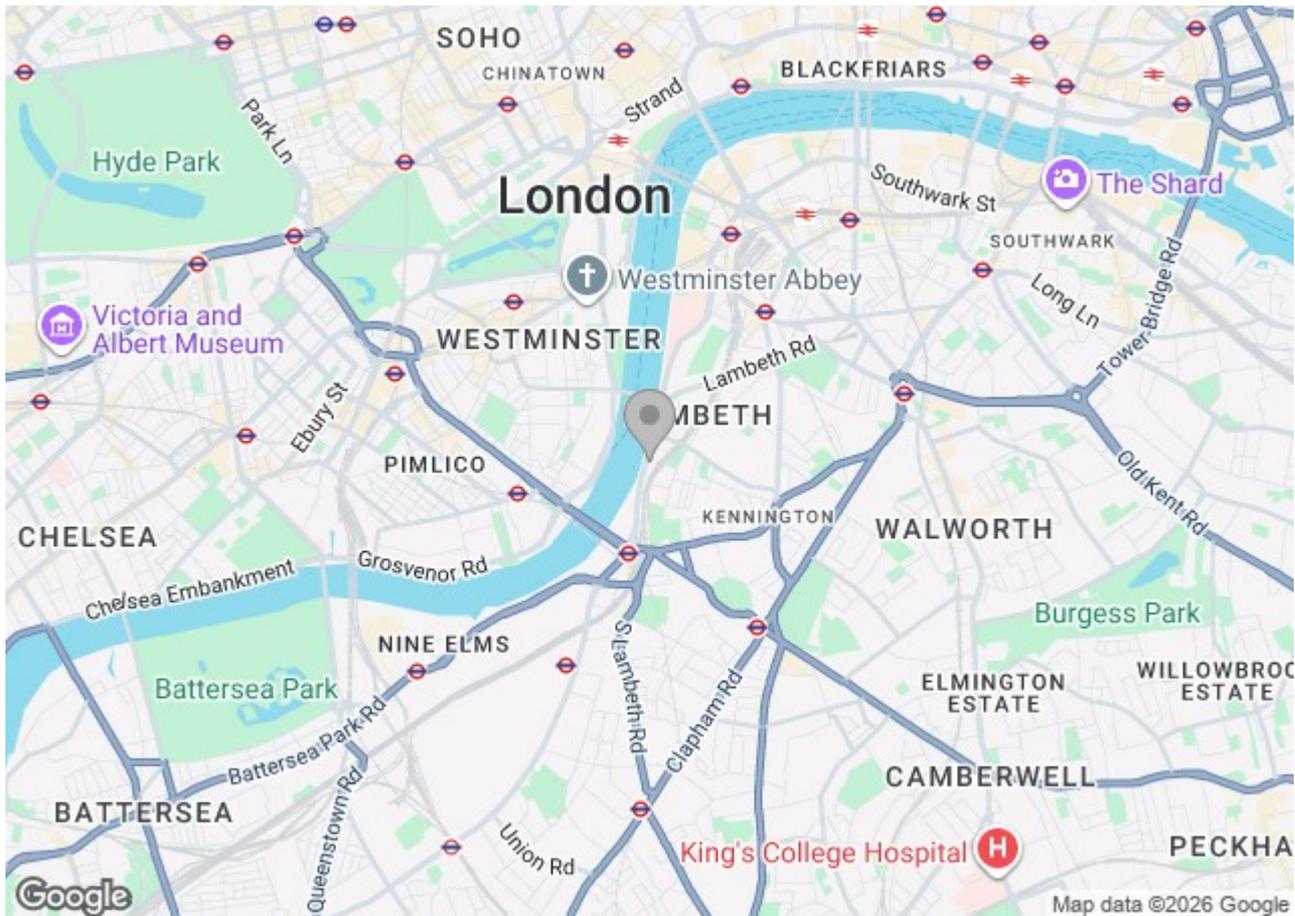
Electricity supply – Mains | Heating & Cooling – Communal | Water Supply & Sewerage – Mains | Internet: FTTP  
| Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

## 24 Albert Embankment London



- Two Bedroom
- Gym
- Spectacular views
- Three bathroom
- Private balcony
- Skyline club
- Swimming Pool
- 24 Hour concierge





Floor Plan

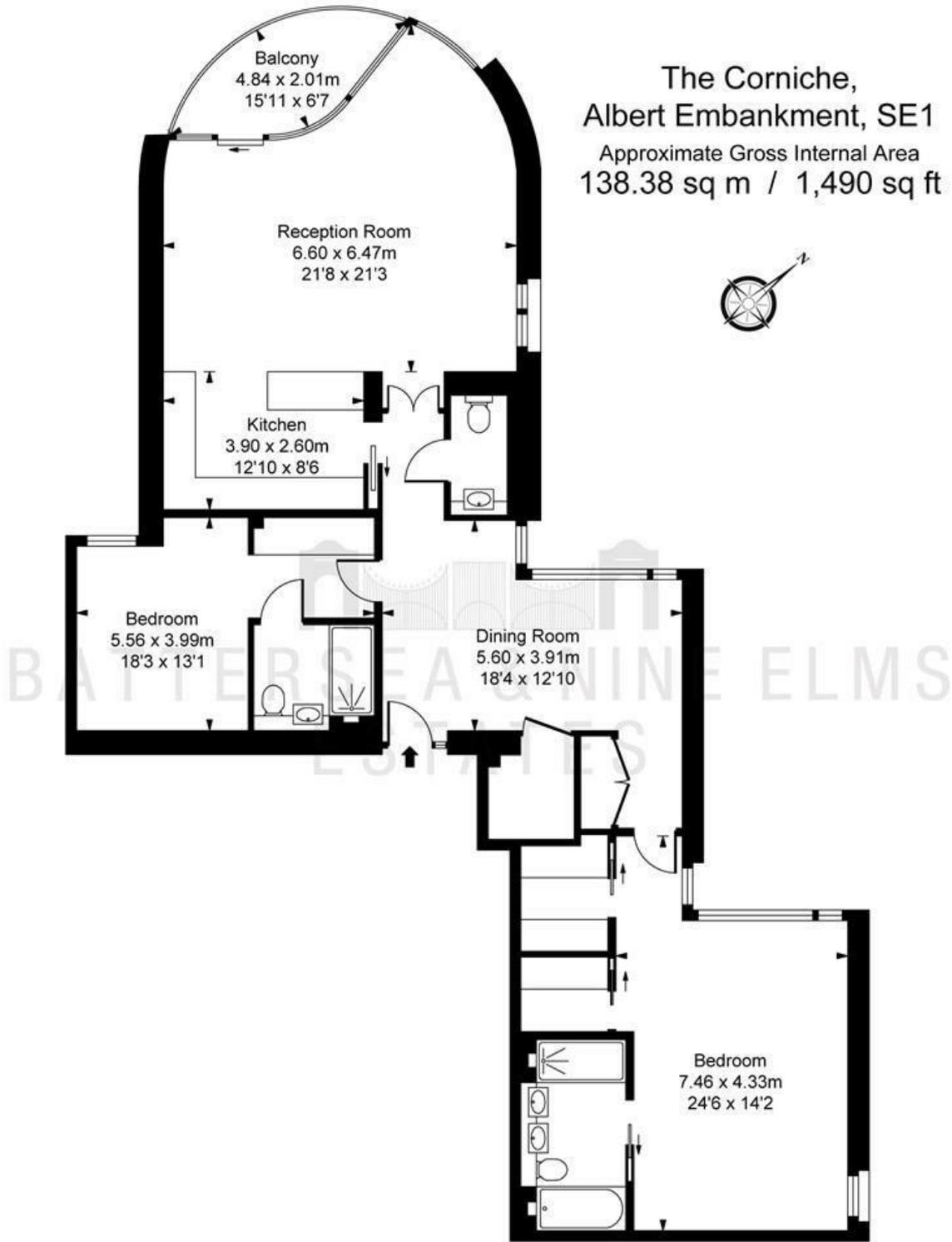


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	87	87	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	91
England & Wales	EU Directive 2002/91/EC		England & Wales	