



## The Corniche, Tower One

**Asking Price £2,700,000**

This luxurious apartment features three double bedrooms and boasts spectacular river views of London from two private balconies. The property includes three bathrooms and a bright and spacious, open plan living area and walk in wardrobe.

Set within the exclusive Corniche development residents can enjoy the wonderful communal facilities including swimming pool, spa and gym as well as the Skyline club lounge.

Approx. 987 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. Ask Agent  
Service charge review period: N/A  
Council tax band: H (Lambeth Council)

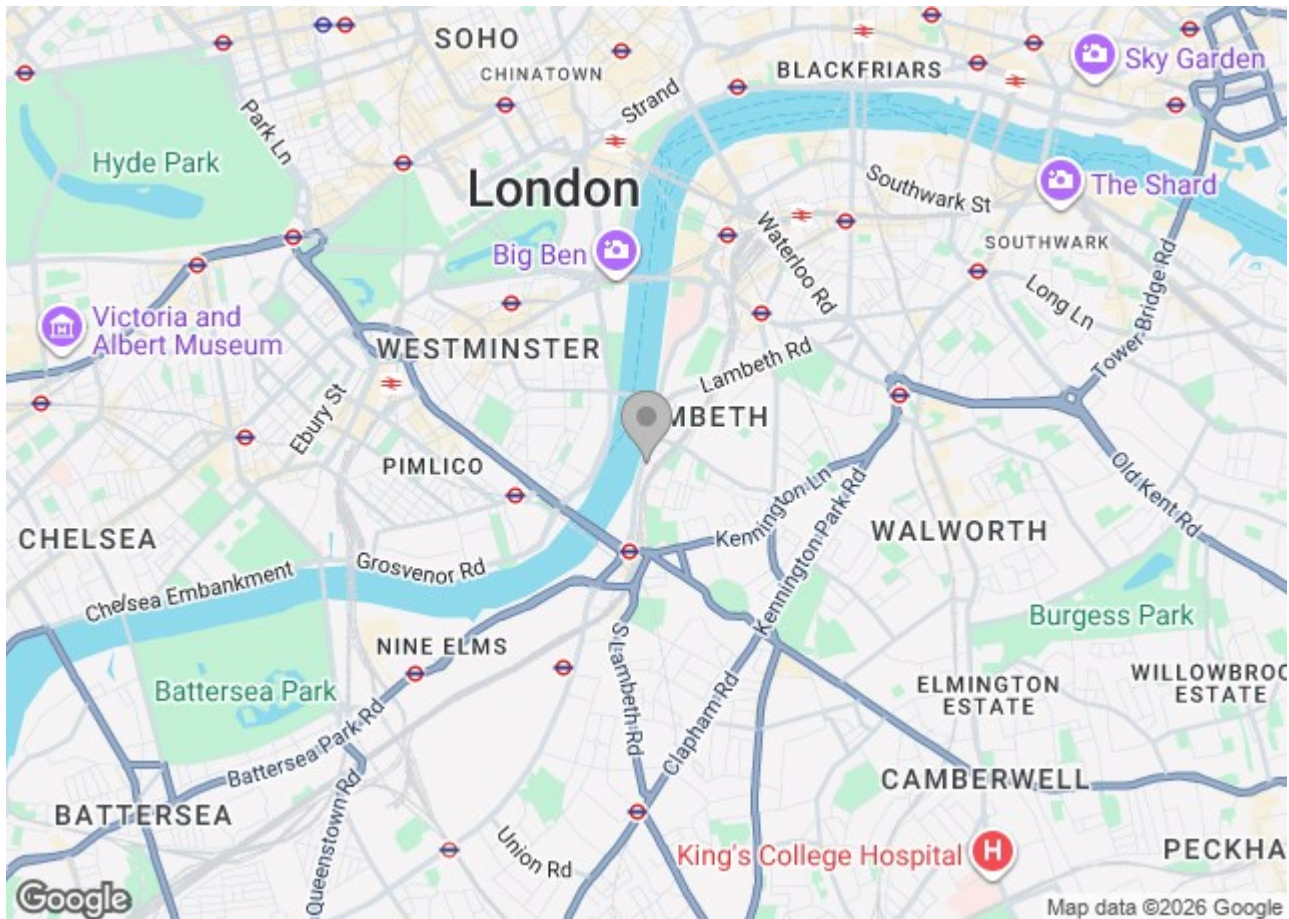
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

## 24 Albert Embankment London



- Three large bedrooms
- Three bathrooms
- Private balcony
- Swimming pool
- Private gym
- Spa
- Excellent transport links
- Skyline club lounge









The Corniche,  
Albert Embankment, SE1  
Approximate Gross Internal Area  
153.80 sq m / 1,656 sq ft

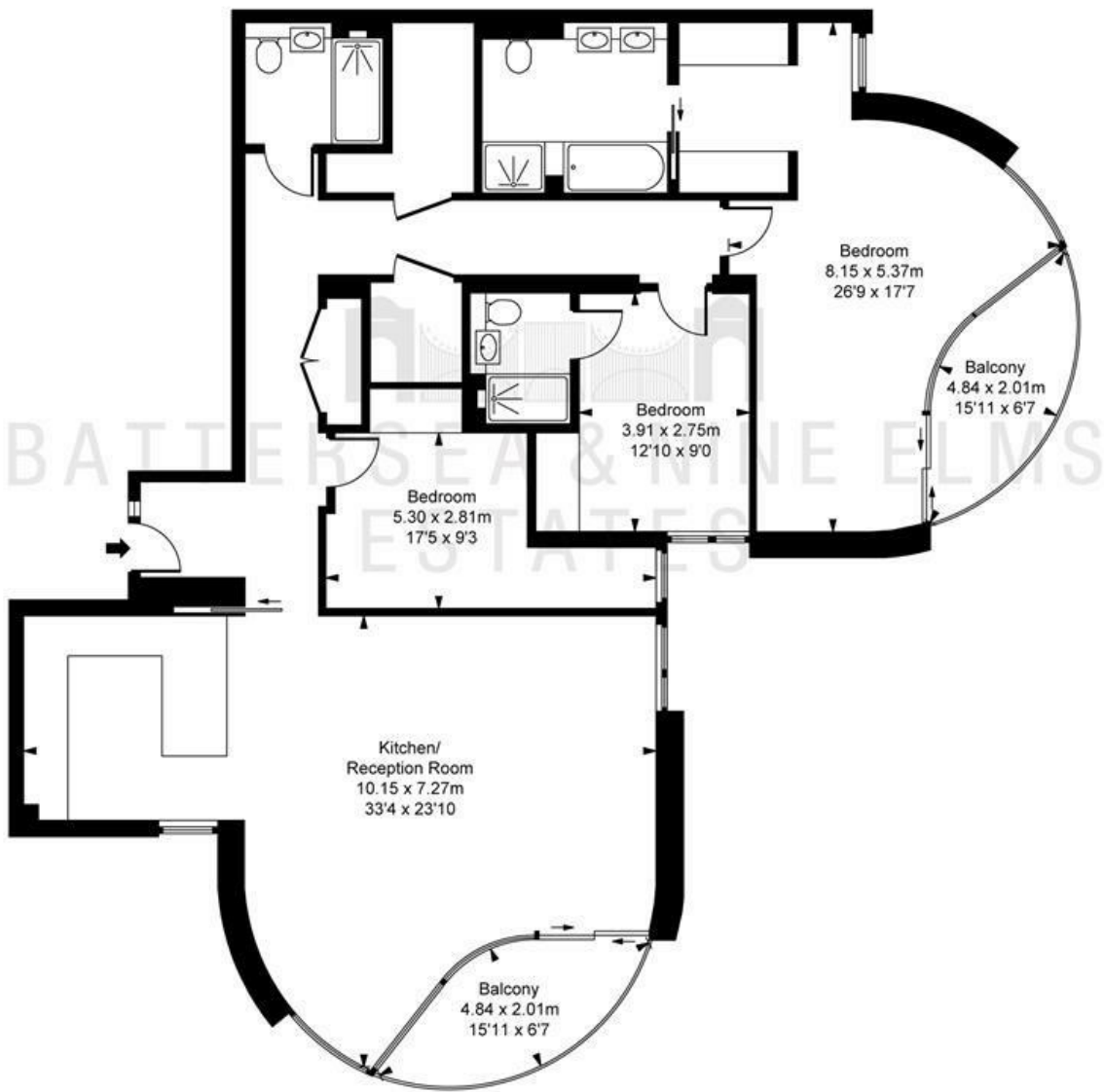


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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