



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



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: Ftp | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

24 Albert Embankment London



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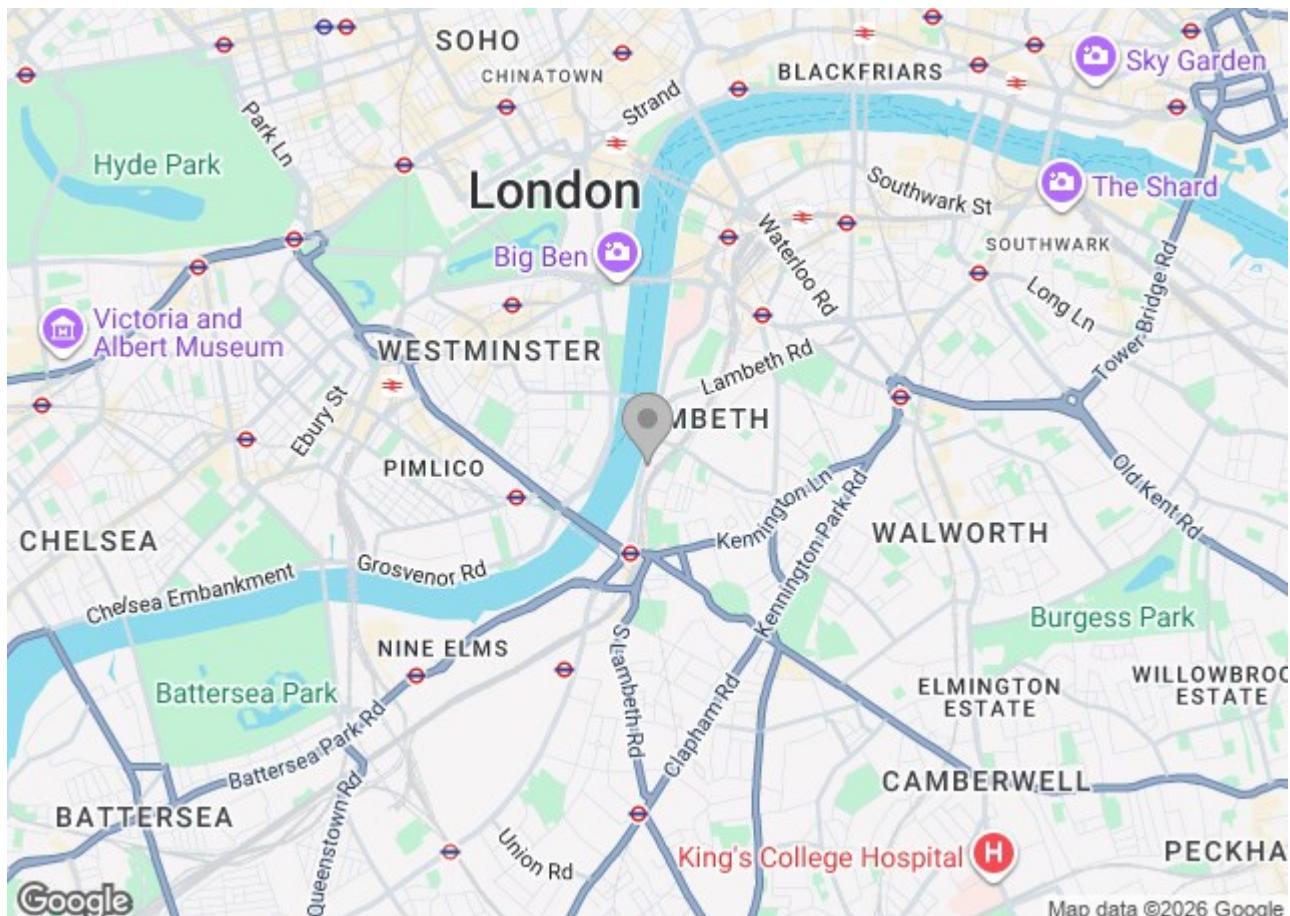


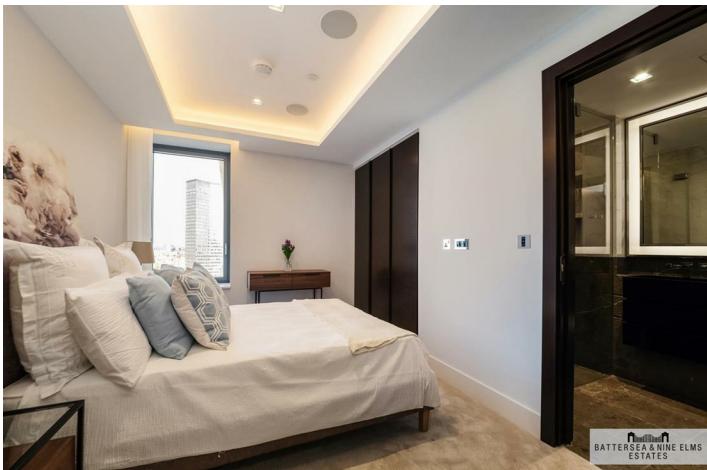
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- Three large bedrooms
- Swimming pool
- Excellent transport links
- Three bathrooms
- Private gym
- Skyline club lounge
- Private balcony
- Spa







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

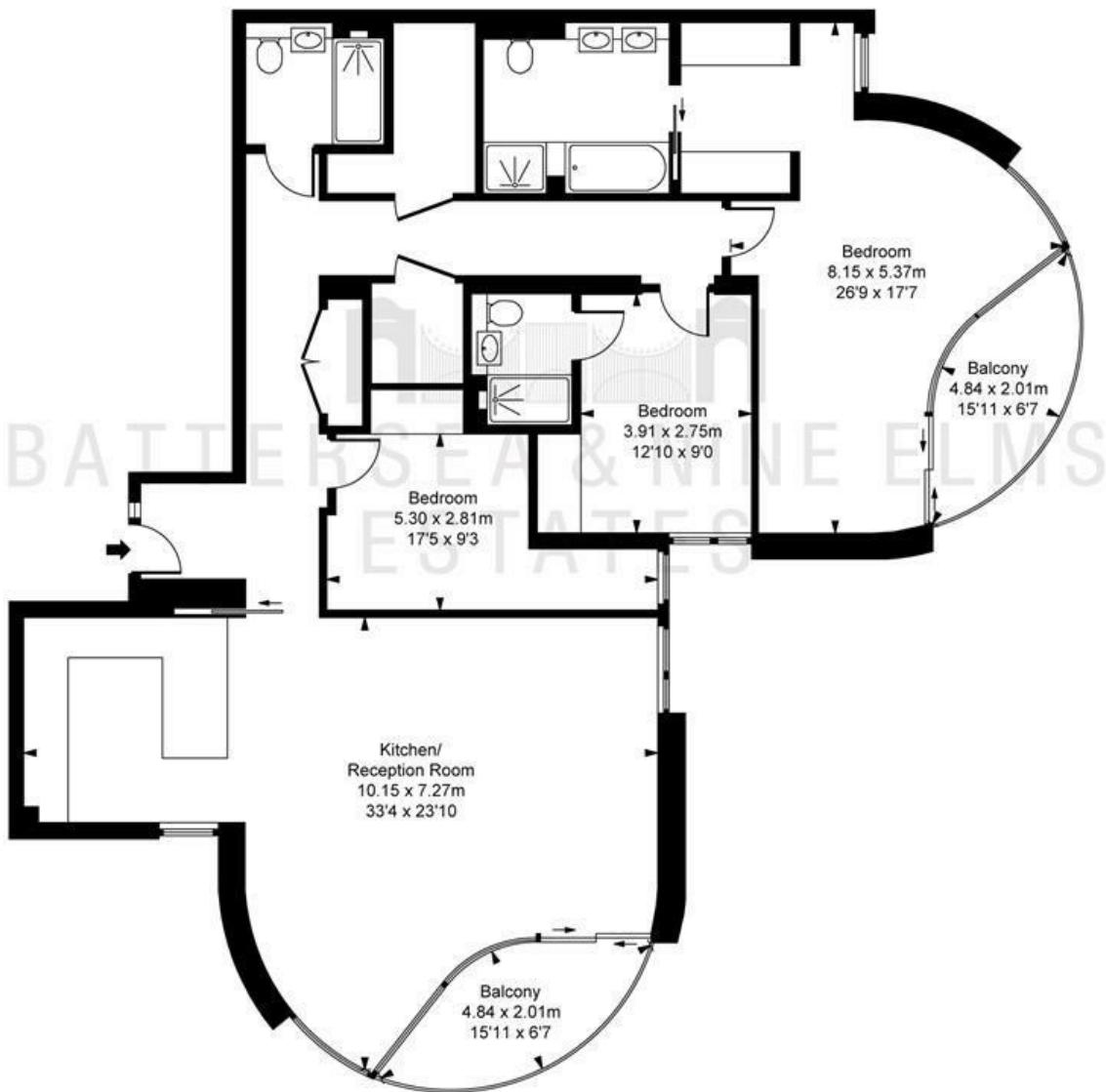


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	