

## The Corniche, Albert Embankment

**Asking Price £2,350,000**

Set within the exclusive Corniche development, this luxurious three-bedroom, three-bathroom residence offers impressive views of the River Thames.

Finished to the highest standards, the property features a fully integrated kitchen with premium Miele appliances, including a fridge/freezer and a touch-control multifunction oven. The spacious, open-plan kitchen and living area boasts expansive floor-to-ceiling windows allowing for an abundance of natural light.

Residents will benefit from a wide range of world-class amenities, including a state-of-the-art gym, a swimming pool, a private members' bar, a rooftop terrace, a private cinema, and a ten-pin bowling alley. Excellently located, the development is just moments from Vauxhall station and other zone one transport links, granting easy access into the City.

Approx. 986 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: TBC  
Service charge amount: approx. : Ask Agent  
Service charge review period: N/A  
Council tax band: H (Lambeth Council)

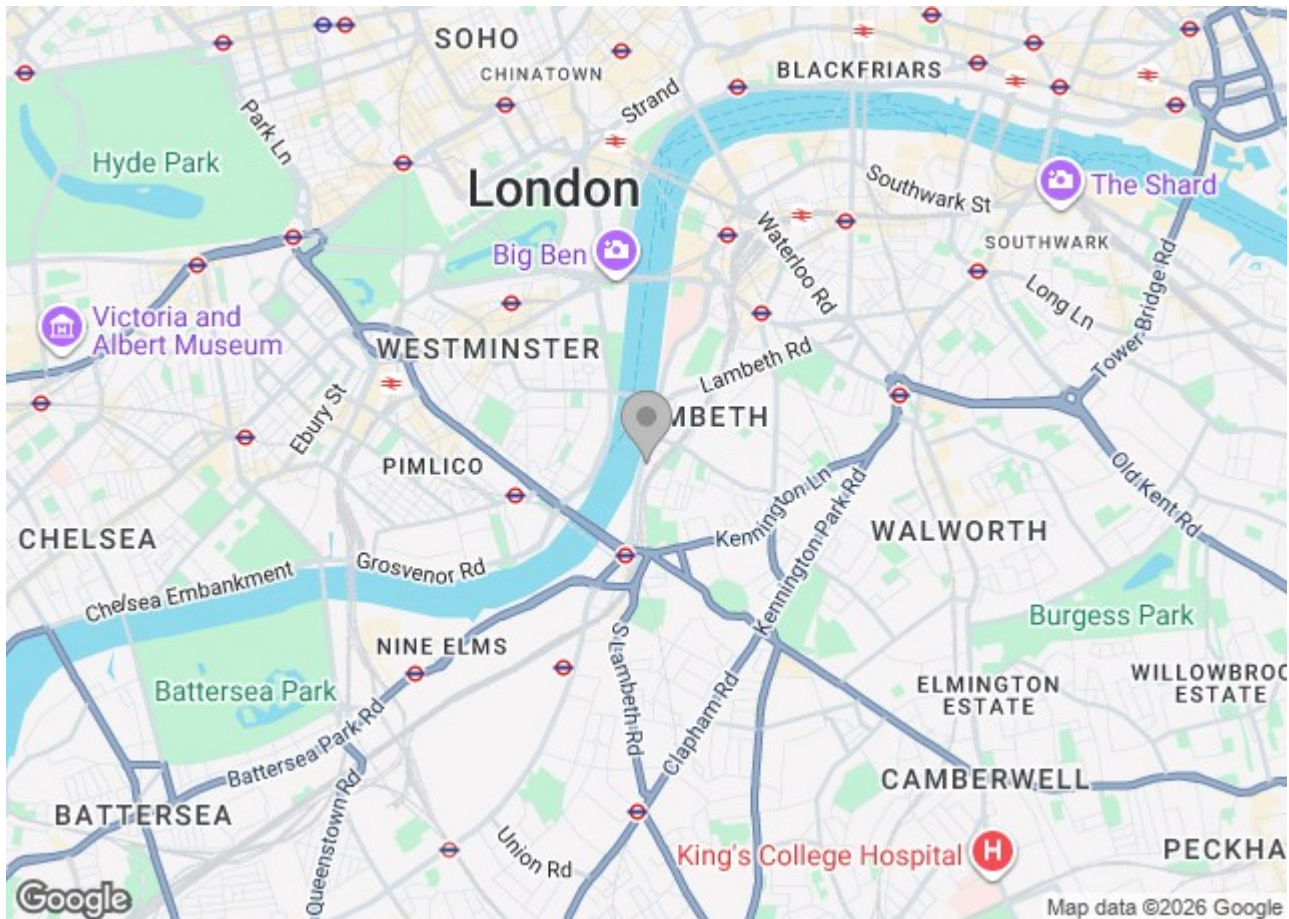
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom.

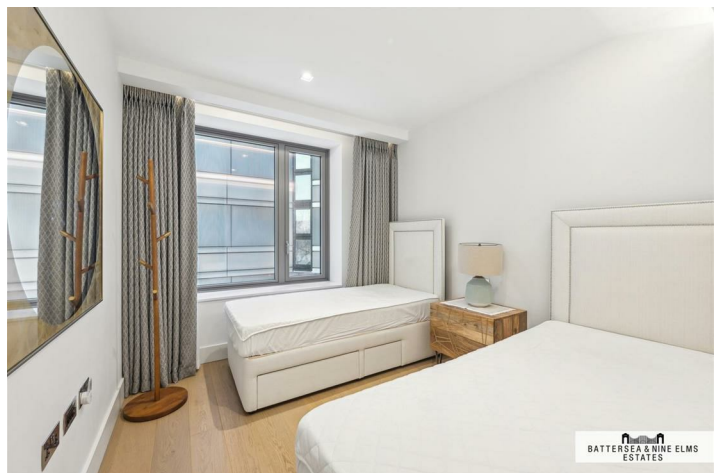
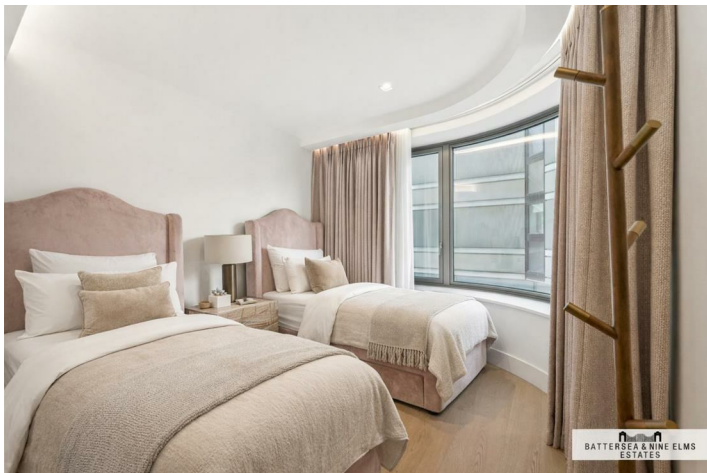
## 24 Albert Embankment London



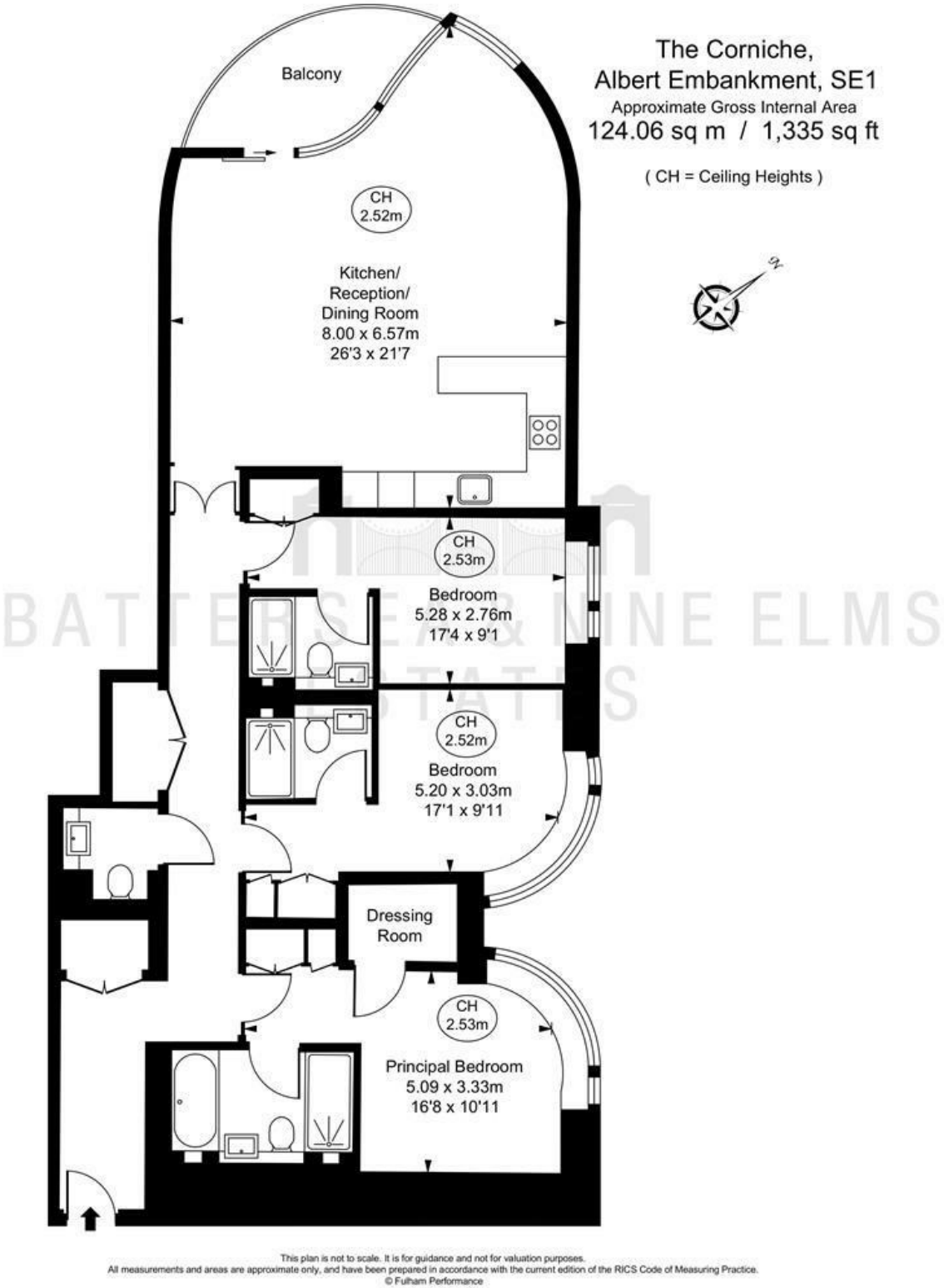
- Three double bedrooms
- River facing balcony
- Swimming pool and spa
- Three bathrooms
- Spacious open-plan living
- Cinema room
- Additional WC
- Residents gym
- Residents rooftop bar







Floor Plan



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(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	