

BATTERSEA & NINE ELMS  
ESTATES



## 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



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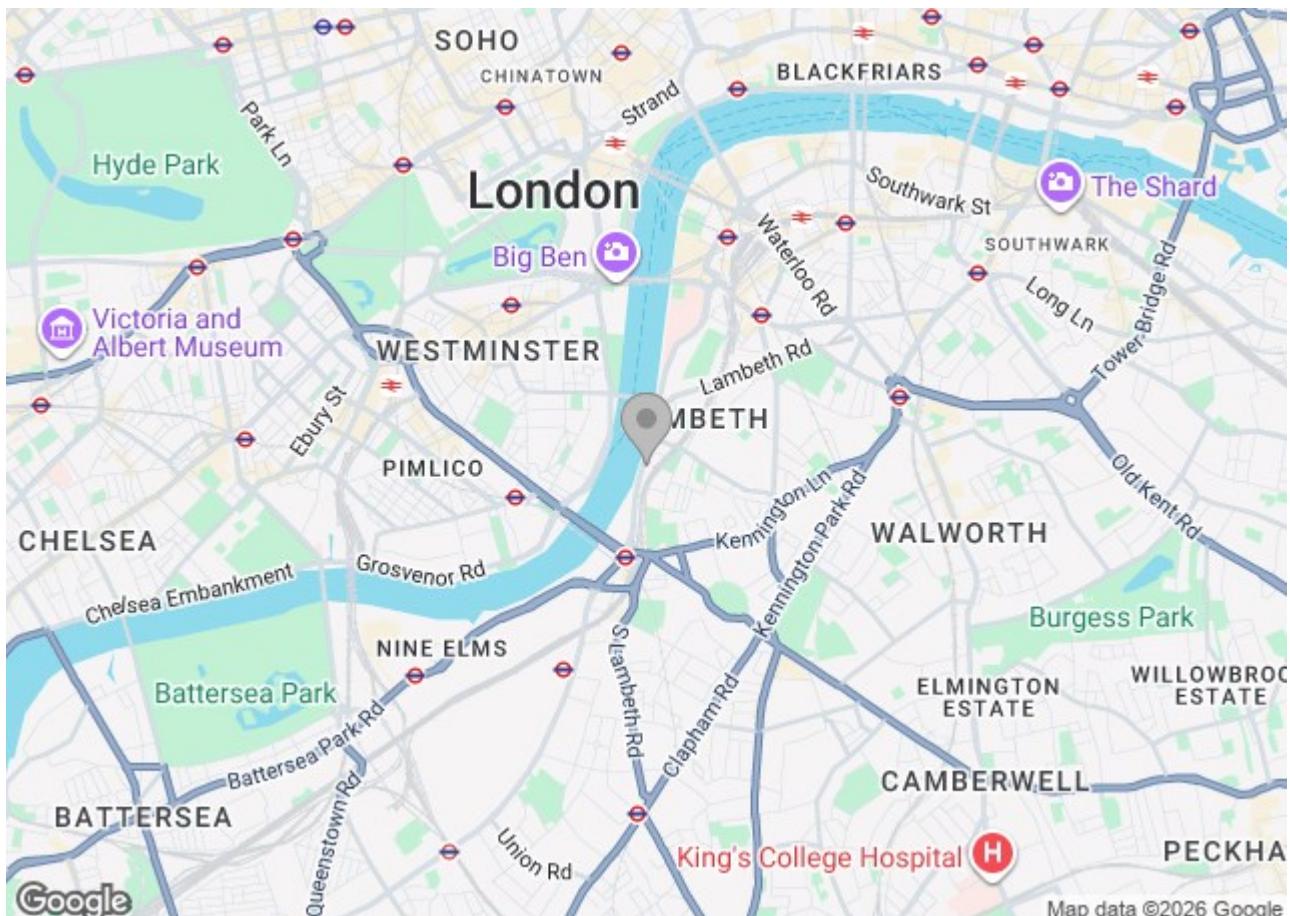


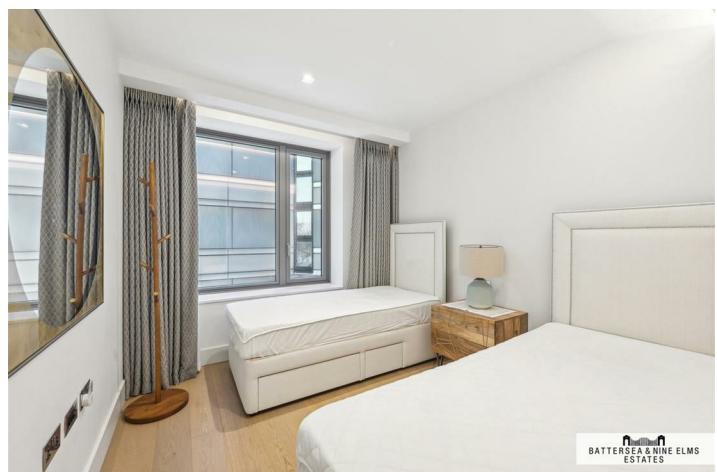
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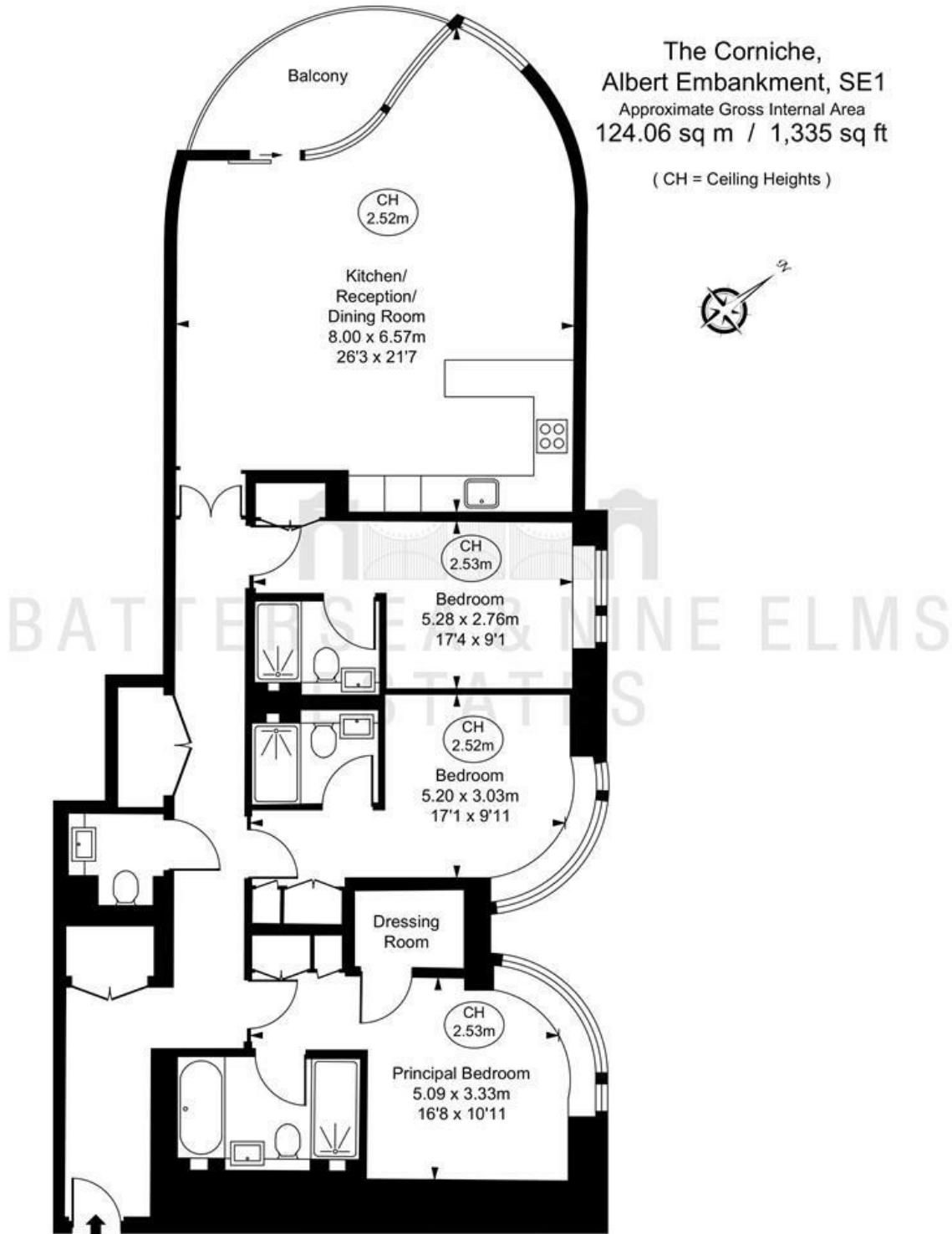
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- Three double bedrooms
- River facing balcony
- Swimming pool and spa
- Three bathrooms
- Spacious open-plan living
- Cinema room
- Additional WC
- Residents gym
- Residents rooftop bar





## Floor Plan



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(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	EU Directive 2002/91/EC

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