



23 Albert Embankment, London  
SE1

GARTON JONES.COM



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## £540,000 Leasehold

A stunning, 1-bedroom apartment of 488sq.ft (45.4sq.m) with incredible direct river views available for sale in The Corniche, a landmark riverside development by St James located on the South Bank. This property comprises an open plan kitchen/dining/reception room with fully fitted interior designed kitchen, luxury bathroom and a utility cupboard with good storage.

Designed by the internationally acclaimed architectural practice, Foster and Partners, residents of The Corniche will also have exclusive access to a 19th floor Skyline Club Lounge, an extensive health and wellness suite offering spa treatments, a gymnasium with private training facilities and an indoor infinity pool plus a bowling alley and games room, cinema screening rooms and private residents dining space. The Corniche is located a short walk away from the transport links of Vauxhall Station providing easy access into Central London. The London South Bank is also on your doorstep providing a vibrant array of restaurants and bars along the River Thames.

Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- No Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band F (London Borough of Lambeth)
- Leasehold: 987 Years Remaining
- Service Charges: £5,000 per annum
- Ground Rent: £400 per annum
- EPC Rating B (85)

- 1 Bedroom
- 488sq.ft (45.4sq.m)
- Views of the River Thames
- Open Plan Reception & Modern Kitchen
- 24 Hour Concierge
- Residents Gym
- Swimming Pool & Spa Facilities
- Cinema Screening Room
- 19th Floor Residents Lounge & Bar
- 0.4 Miles to Vauxhall Station



EPC certificate available on request.





