



9 Albert Embankment, Vauxhall  
London SE1

GARTON JONES.COM



# 9 Albert Embankment, Vauxhall London, SE1

GARTON JONES.COM

9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £450,000 Leasehold

A fantastic 1-bedroom apartment of 565 sq.ft (52.50sq.m) available to buy on the 10th floor of 9 Albert Embankment, SE1, a popular riverside residential development by Berkeley Homes. This charming property boasts a cosy open plan reception room that features a glass partition to enable you to separate the room from a modern integrated kitchen, a well-proportioned bedroom with built-in storage, access to a balcony from both the bedroom & reception, a modern bathroom suite and additional storage room.

Residents of 9 Albert Embankment have the added benefit of a 24-hour concierge and an on-site convenience store, and situated in a prime location, this property provides easy access to all the amenities and attractions that London has to offer. Transport links are very good with Vauxhall, Waterloo and Westminster Rail and Tube services all within a reasonable walking distance.

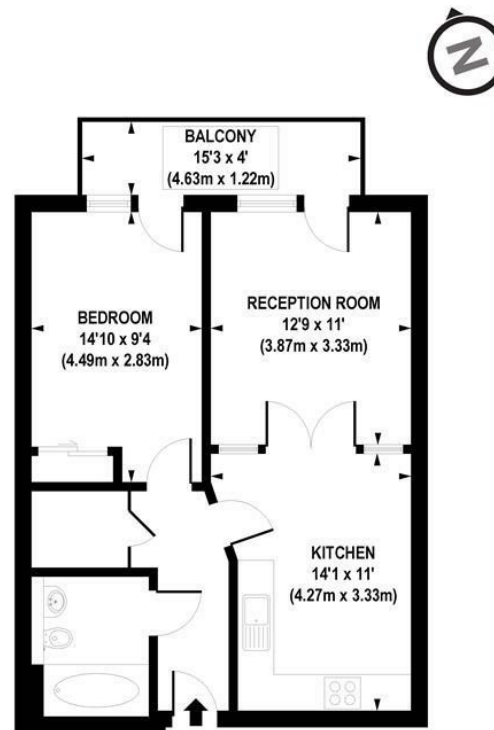
Please note furniture may differ to that shown in the current photos.

- Council Tax Band E (London Borough of Lambeth)
- Leasehold: 975 Years Remaining (999 Years from 1 January 2001)
- Service Charges: £4,000 per annum
- Ground Rent: £150 per annum
- EPC Rating B (83)

- 1 Bedroom
- 565sq.ft (52.5sq.m)
- 565sq.ft (52.5sq.m) Secure Underground Parking
- Bathroom
- Balcony
- Modern Kitchen
- Good Storage
- 24 Hour Concierge
- On-Site Convenience Store
- 0.5 Miles to Vauxhall Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 565 sq. ft / 52.50 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING



