



30 Albert Embankment, Nine Elms
London SE1

GARTON JONES.COM

30 Albert Embankment, Nine Elms London, SE1

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

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

£4,500,000 Leasehold

A truly stunning direct river facing 3-bedroom apartment offering 2,618sq.ft (243sq.m) available in Merano Residences, a prestigious riverside development from St James created by Rogers Stirk Harbour and Partners. A spectacular London property, this spacious apartment offers some of the best views of London framing the River Thames, the Houses of Parliament & the City of London from its 2 private balconies and an additional Winter Garden comprising a total of 397sq.ft (37sq.m) externally. There is an open plan breakfast room with a smart integrated kitchen, separate dining room and additional reception with all three principal rooms enjoying River views. Additionally, there are 3 luxury en-suite bathrooms, a walk-through wardrobe and a guest cloakroom, utility cupboard, Secure Underground Parking, and generous storage throughout. Offering complete privacy, this apartment is the only property located on this floor level. Fashionably located on the South Bank of the river and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences provides residents with a 24-hour concierge service and a shared external roof terrace on level 14. Merano Residences is only 5 minutes' walk to Vauxhall Station with rail, tube, and bus services. London's trendy South Bank with its many popular tourist attractions, restaurants, bars, and shops is also within easy reach.

Leasehold: 990 Years Remaining
Service Charges: £28,782.46 per annum
Ground Rent: £1,000 per annum
Lambeth Council Tax Band H - £3,320.48 per annum

- 3 Bedrooms
- 2,618sq.ft (243sq.m)
- Stunning Views of the River Thames & Houses of Parliament
- Open Plan Reception
- Separate Kitchen & Dining Room
- 2 Balconies & Additional Winter Gardens
- Secure Underground Parking
- 24 Hour Concierge
- Exclusive Residential Development
- Close to Vauxhall Station



EPC certificate available on request.

DOUBLE BAY APARTMENT
TYPE 5



