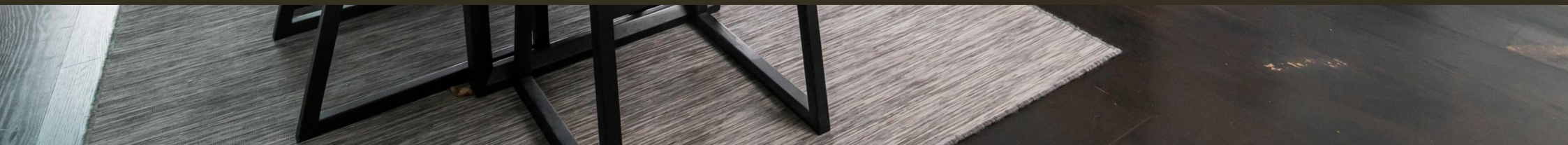




30 Albert Embankment, London  
SE1

GARTONJONES.COM



# 30 Albert Embankment, London , SE1

## £1,350 Per Week

A stunning 2-bedroom apartment offering 1,486sq.ft (138sq.m) available to rent on the 7th floor of the coveted Merano Residences, an exclusive residential development built by St James, Berkeley Homes and designed by Rogers Stirk Harbour + Partners. With unrivalled direct views of the River Thames and looking towards the Houses of Parliament, Big Ben, the City of London and beyond, this apartment, benefits from both a riverside balcony and rear-view Winter garden totalling a further 265sq.ft (24sq.m) of external space. This is the only apartment with that unique configuration and has been tastefully redesigned by the Owners to accommodate an additional W/C and creating a more spacious reception with open-plan kitchen with sunset views of the River Thames. Additionally, there are 2 luxury en-suite bathrooms, utility cupboard and good storage throughout. Fashionably located on the South Bank of the river and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences also provides residents with a 24-hour concierge service alongside a communal resident's roof terrace. Merano Residences is conveniently a short walk from Vauxhall Station, as well as being close to London's vibrant Southbank with prestigious restaurants & bars easily accessible.

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

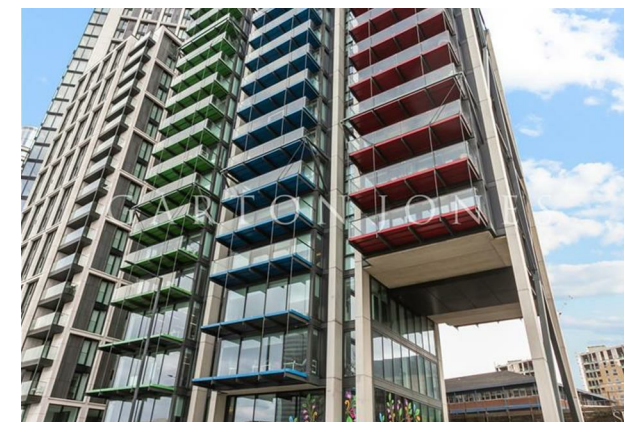
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal : Check Coverage via Ofcom
- Parking: Dedicate Secure Parking Spot
- Lift Access
- Building Safety: Cladding remedial works have recently been completed and a satisfactory EWS1 certificate is available on Request
- Council Tax Band H (London Borough of Lambeth)
- 6 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance
- EPC Rating B (86)

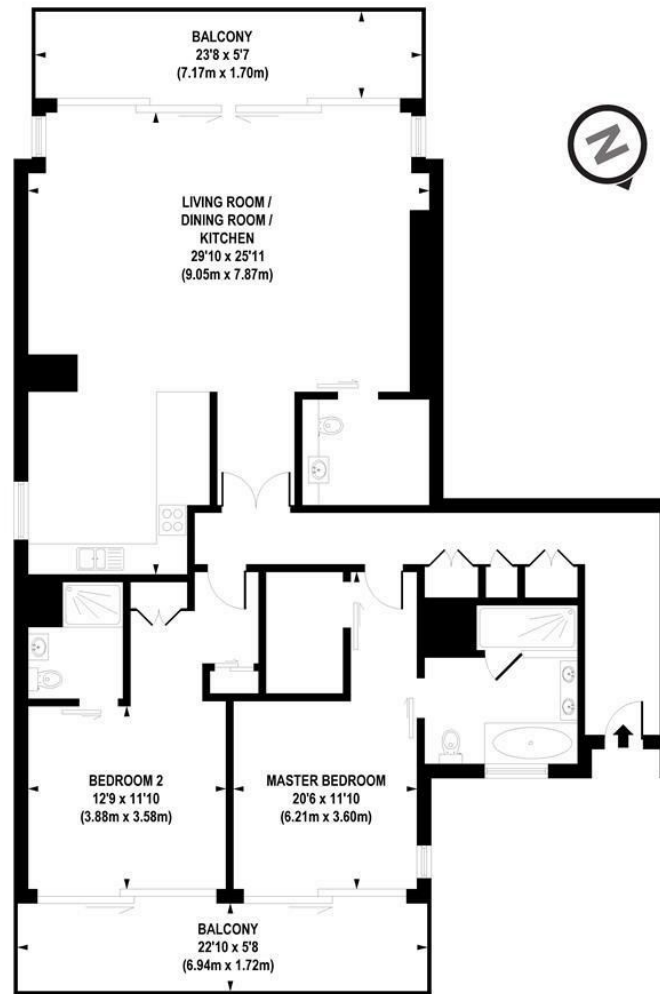
- 2 Bedrooms
- 1486sq.ft (138sq.m)
- A Dedicated Secure Carpark
- Direct River View
- 2 Bathrooms & Guest W/C
- Unique Layout
- Balcony & Winter Garden
- 24 Hour Concierge
- Residents Communal Roof Terrace
- 0.3 Miles to Vauxhall Station

## GARTON JONES.COM

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APPROX. GROSS INTERNAL FLOOR AREA 1503 sq. ft / 139.65 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



