



9 Albert Embankment, Nine Elms  
London SE1

GARTON JONES.COM

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## £1,100,000 Leasehold

A stunning, modern 2-bedroom apartment of 1,125sq.ft (104.5sq.m) available to buy in 9 Albert Embankment, a popular residential development on the south bank of the River Thames located between Vauxhall & Lambeth Bridges. This sub-penthouse property is extremely well proportioned and has been refurbished to a very high standard by the current owners and is offered in fantastic condition. The apartment comprises a large open plan dual aspect reception room with a modern integrated kitchen (Miele appliances), South facing views benefitting from fantastic natural light, upgraded underfloor heating throughout, 2 double bedrooms (walk-in wardrobe in the master bedroom), 2 luxury bathrooms (1 en-suite), 2 balconies and floor to ceiling windows in all principal rooms offering some dramatic views of the London skyline. Additionally, there is a 24-hour concierge, an on-site convenience store and secure underground parking. Vauxhall Mainline/Tube Station is within a few minutes' walk as are the amenities of Westminster which are a short stroll across Lambeth Bridge. Please note this building is currently awaiting its EWS1 form, remedial works are ongoing and the EWS1 is anticipated Spring 2023.

Leasehold: 977 Years Remaining  
Service Charge: Approx. £7,000 per annum  
Ground Rent: £250 per annum  
Lambeth Council Tax Band G - £2,767.07 per annum

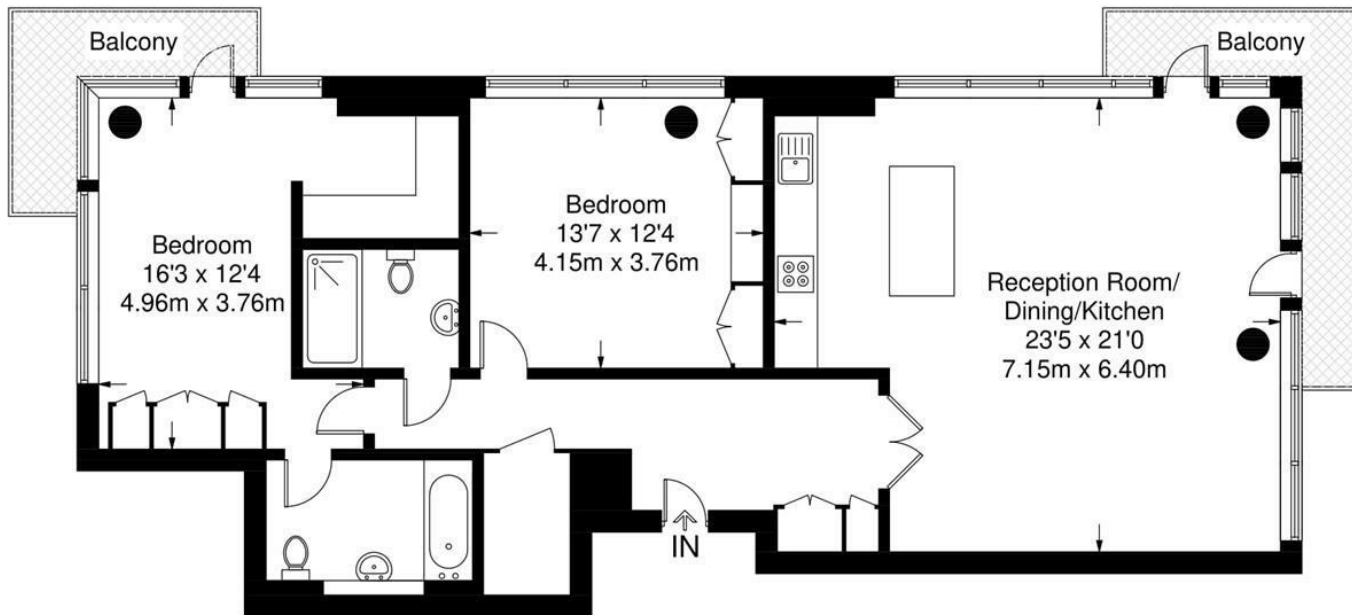
- EWS1 EXPECTED SPRING 2023
- 1,125sq.ft (104.5sq.m)
- Sub-Penthouse Apartment
- Secure Underground Parking
- Renovated to a High Standard
- 2 Bedrooms
- Underfloor Heating
- South Facing
- Dual Aspect Reception
- 24 Hour Concierge



EPC certificate available on request.

## Albert Embankment

Approximate Gross Internal Area = 1125 sq ft / 104.5 sq m



Twelfth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

