

24 Albert Embankment, London  
SE1

GARTON JONES.COM





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## £620,000 Leasehold

A stunning, 1-bedroom apartment of 583sq.ft (54.2sq.m) with incredible natural light available for sale in The Corniche, a landmark riverside development by St James located on the South Bank. This 2nd floor property has been completed to a luxury standard and comprises an open plan reception with a fully fitted interior designed kitchen, floor-to-ceiling windows and access to a private and well-proportioned balcony, and further benefits from a luxury bathroom suite completed to the highest standard, a spacious bedroom with built-in wardrobes and further generous storage throughout. The property benefits from a comfort cooling system with underfloor heating in the bathrooms, as well as secure videophone entry.

Designed by the internationally acclaimed architectural practice, Foster and Partners, residents of The Corniche benefit from a dedicated 24 hour concierge service and 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.

- Leasehold: 987 Years Remaining (999 years from 1 January 2013)
- Service Charges: £6,000 per annum (payable 6 monthly)
- Ground Rent: £500 per annum (payable annually)
- EPC Rating B (83)

EPC certificate available on request.

- 1 Bedroom
- 583sq.ft (54.2sq.m)
- Open Plan Kitchen/Reception
- Balcony
- 24 Hour Concierge
- East/South Aspect
- Residents Gym
- Swimming Pool & Spa Facilities
- 19th Floor Residents Lounge & Bar
- 0.4 Miles to Vauxhall Station

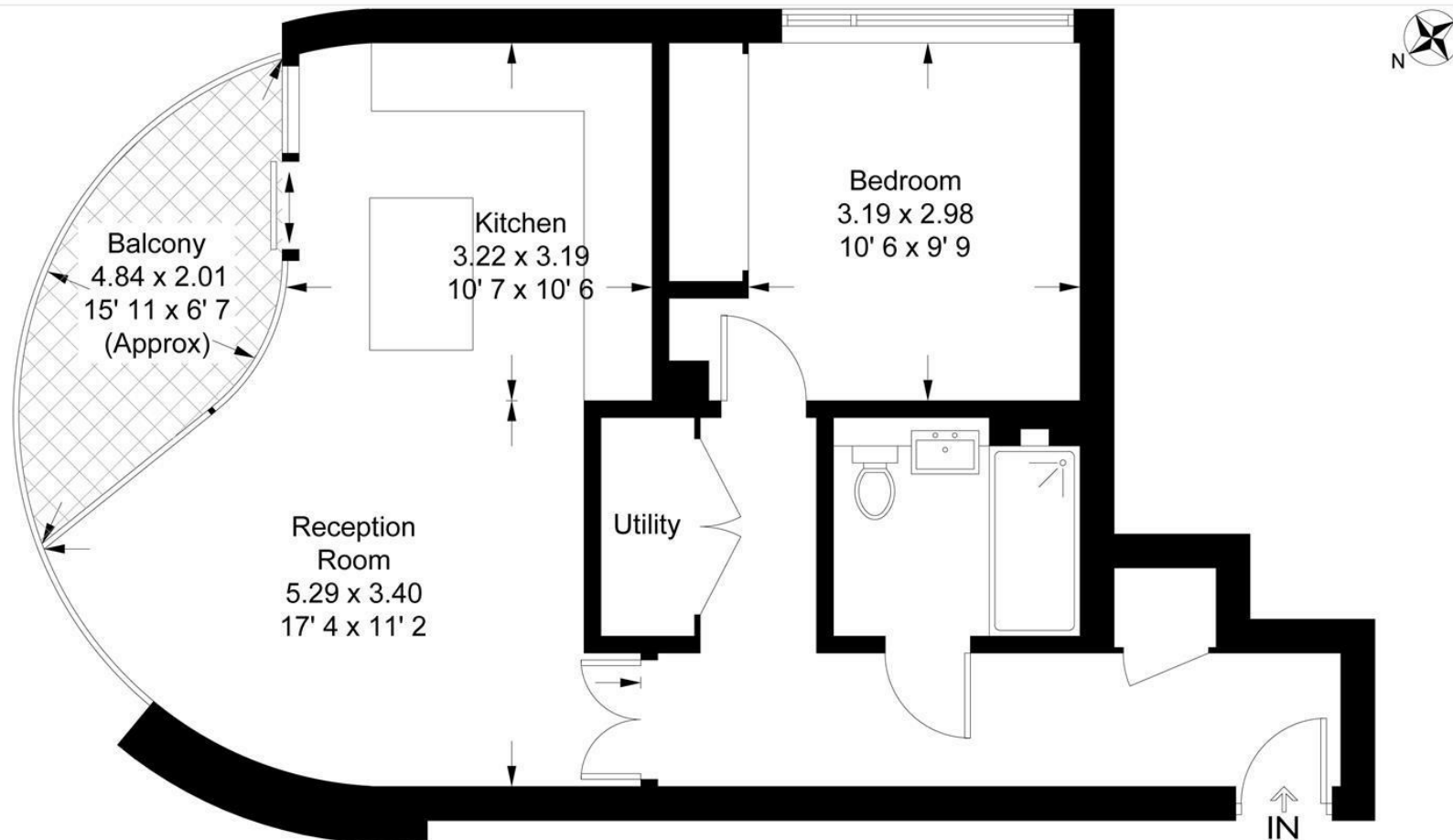


## Tower One, The Corniche

Approximate Gross Internal Area = 583.9 sq ft / 54.2 sq m

Balcony = 67 sq ft / 6.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





