

24 Albert Embankment, London  
SE1

GARTON JONES.COM



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## £950,000 Leasehold

A spacious 2-bedroom apartment of 820sq.ft (76.24sq.m) available to purchase in The Corniche, an exclusive residential development by St James, located on the South Bank of the River Thames at Albert Embankment. This property benefits from an open plan reception room with fully fitted interior designed kitchen, 2 luxury bathrooms (1 en-suite), good storage throughout, comfort cooling & partial views towards the River Thames.

Residents Of The Corniche also have exclusive access to first class on-site amenities, including a 19th floor Skyline Club Lounge and bar, an extensive health and wellness suite offering spa treatments, a gymnasium with private training facilities and an indoor infinity pool, a cinema screening room, games room and ten-pin bowling. The Corniche is a short walk from Vauxhall Station, as is the vibrant London Southbank offering residents easy access to many restaurants, bars & theatres.

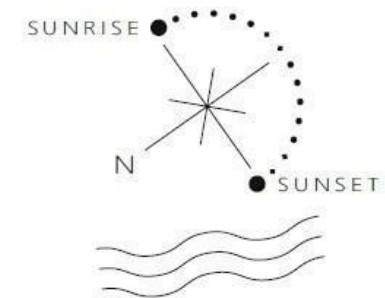
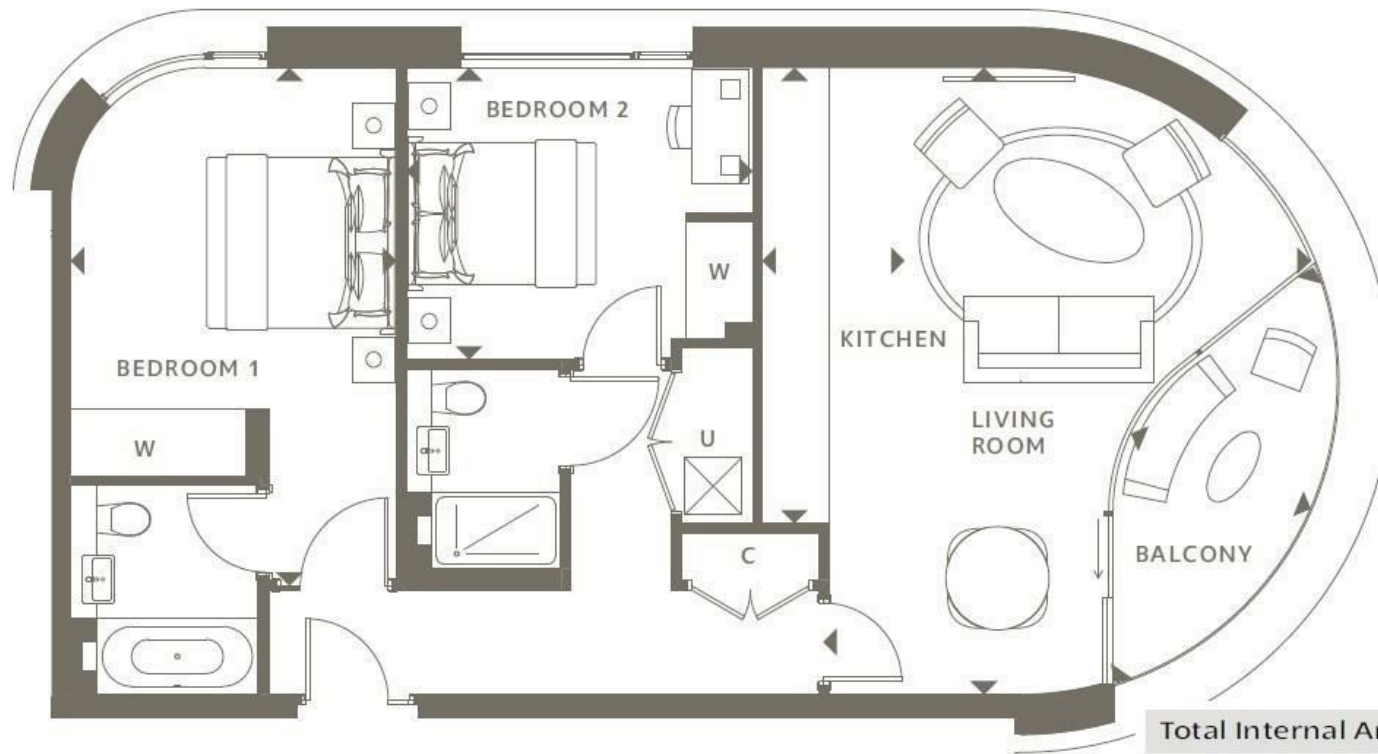
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band G (London Borough of Lambeth)
- Leasehold: 987 Years Remaining (999 Years from 1 January 2013)
- Service Charges: £8,600 per annum
- Ground Rent: £750 per annum
- EPC Rating B (85)

- 2 Bedrooms
- 820sq.ft (76sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- Balcony
- 24 Hour Concierge
- Swimming Pool & Spa Facilities
- 19th Floor Residents Lounge & Bar
- Cinema Screening Room & Bowling Alley
- 0.4 Miles to Vauxhall Station



EPC certificate available on request.



|                     |                      |                       |
|---------------------|----------------------|-----------------------|
| Total Internal Area | 76.24 m <sup>2</sup> | 820.6 ft <sup>2</sup> |
| Total External Area | 6.24 m <sup>2</sup>  | 67.1 ft <sup>2</sup>  |

