



The Corniche, 23 Albert Embankment
London SE1

GARTON JONES.COM



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£2,600,000 Leasehold

A spacious 3 double bedroom apartment of 1,935 sq.ft (179.79 sq.m) on the 17th floor of Tower Two of this landmark development by St James, located on the South Bank of the River Thames at Albert Embankment. This beautiful property is located in a sought after position in the development offering breath-taking views towards the River Thames and beyond. Additionally there are 3 luxury bathrooms (3 en-suite), an open plan reception room with fully fitted interior designed kitchen with Miele appliances, a large utility cupboard, good storage and two balconies. Designed by the internationally acclaimed architectural practice, Foster and Partners, residents will further benefit from a Skyline Club Lounge on the 19th floor, an extensive health and wellness suite offering spa treatments, a gymnasium with private training facilities and an indoor infinity pool and screening room. The Corniche is due to complete May 2018. Includes Secure Parking

Lease: 999 Years

Estimated Service Charge: £7-£7.20psf

Ground Rent: £1000pa

- 3 Double Bedrooms & 3 Luxury Bathrooms (3 En-Suite)
- River Views
- Open Plan Reception Room
- Integrated Kitchen
- Two Balconies
- Under Floor Heating
- Includes Secure Parking
- Comfort Cooling
- Good Storage
- Residents Skyline Club Lounge, Infinity Pool, Spa and Screening Room



EPC certificate available on request.

TYPE 10		
Living Room	6.36 x 6.60m	20'10" x 21'8"
Kitchen	3.10 x 3.90m	10'2" x 12'10"
Dining	3.91 x 5.60m	12'10" x 18'5"
Bedroom 1	6.60 x 7.05m	21'8" x 23'2"
Bedroom 2	5.23 x 4.00m	17'2" x 13'1"
Bedroom 3	2.71 x 4.67m	8'11" x 15'4"
Balcony 1	4.84 x 2.01m	15'11" x 6'7"
Balcony 2	4.84 x 2.01m	15'11" x 6'7"
Total Internal Area	179.79 m²	1,935.2 ft²
Total External Area	12.48 m²	134.2 ft²



