



The Corniche, Albert Embankment, Lambeth, SE1

Asking Price: £1,590,000

Benham
& Reeves

The Corniche, Albert Embankment, Lambeth, SE1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the seventh floor, this apartment offers 819 square feet (approx.) of contemporary living space comprising an open-plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private balcony with views of the stunning River Thames. The apartment comprises a large open-plan kitchen with upgraded Miele appliances including a coffee machine, steam oven and wine cooler. The principal bedroom has fitted wardrobes and an en-suite bathroom. The second double bedroom also has built-in storage. The apartment further benefits from air conditioning, underfloor heating, two storage cupboards in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

Located on the banks of the River Thames, this development benefits from 24-hour concierge, a residence 5* health club with swimming pool, spa facilities, residents' gym, a bowling alley and cinema room. There is a residents' lounge bar and terrace on the 19th floor with stunning views of Central London.

Located on Albert Embankment this property is ideally located with Vauxhall station a 5-minute walk away, Lambeth station is a 7-minute walk away and Westminster is within 10 minutes from the development.



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Property Features:

- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- Private Balcony with view of the Thames
- 819 Square Feet (Approx.)
- 24h Concierge
- 5* Health Club (Residents' Gym, Swimming Pool, Bowling Alley, 19th Floor Lounge Bar)
- Riverside Location
- 0.4miles from Vauxhall Station

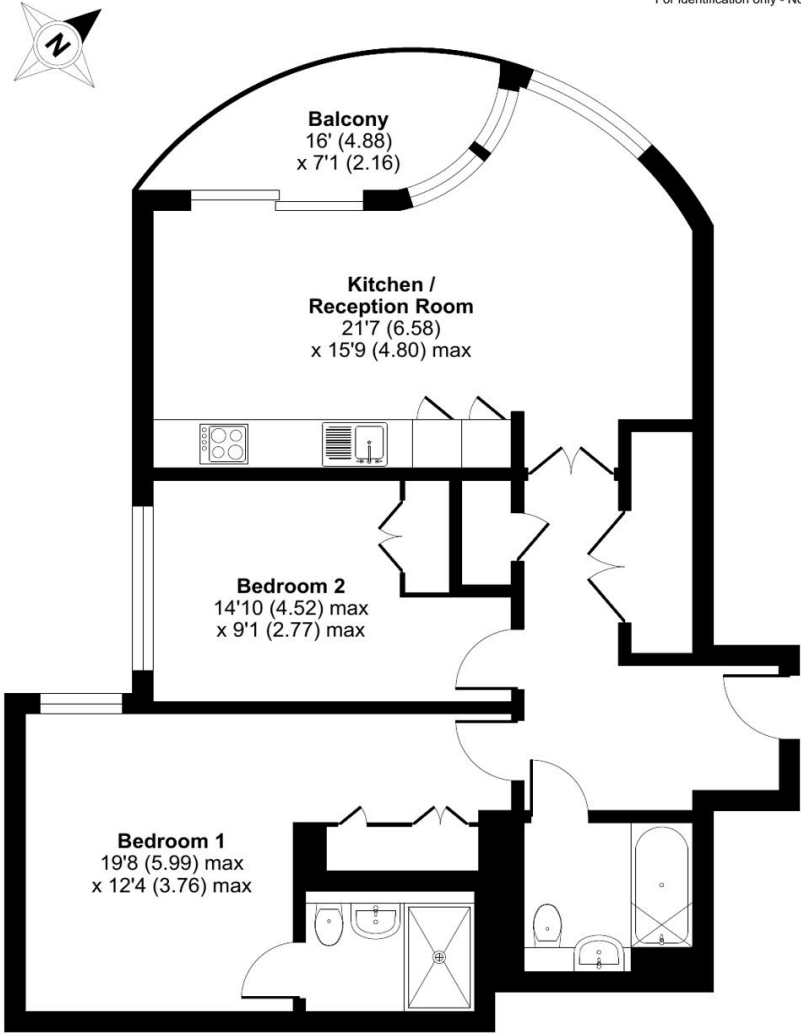


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Approximate Area = 819 sq ft / 76 sq m
For identification only - Not to scale



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1166561

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,590,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 987 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 15 years Next: 2027
Service Charge:	£16,469.28 (per annum) for the year 2024
Anticipated Rent:	£6,150.00 pcm Approx. 4.6 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: HKG240003

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