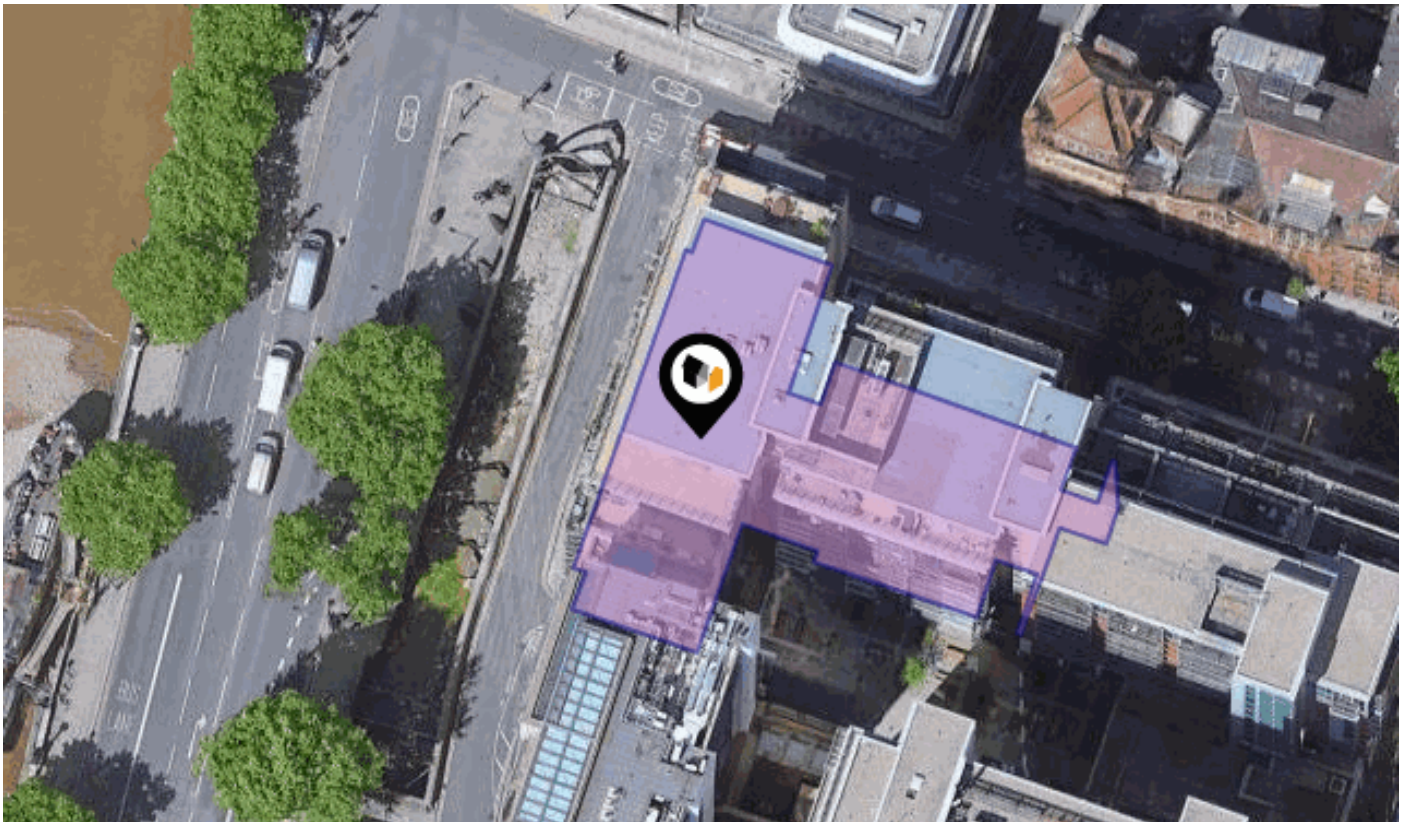


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 19th November 2024



9, ALBERT EMBANKMENT, LONDON, SE1

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

****Stunning 1-Bedroom Apartment for Lease in Prime London Location!****Price:** £2,100/month Available from the 23rd December 2024 for minimum six month term**

Welcome to your new urban oasis at the riverside building in the heart of Lambeth along the picturesque Albert Embankment. This beautifully designed 1-bedroom apartment offers a perfect blend of modern living and stylish comfort, ideal for professionals or couples seeking a vibrant city lifestyle. ****Key Features:**-**

****Spacious Living Area:**** Enjoy the open-plan living room, thoughtfully designed with contemporary furnishings, including a cosy couch and elegant coffee table, perfect for relaxation or entertaining guests.-

****Modern Kitchen:**** The well-equipped kitchen boasts high-quality appliances, including a microwave and oven, ensuring you have everything you need to whip up delicious meals.- ****Stylish Bedroom:**** Retreat to the tranquil bedroom, featuring ample storage space and a serene ambiance, perfect for unwinding after a busy day.-

****Elegant Bathroom:**** The modern bathroom is designed with sleek fixtures and finishes, providing a luxurious space for your daily routines.- ****Private Balcony:**** Step outside to your own private balcony, offering restricted views of the river and a perfect spot for morning coffee or evening relaxation.-

****Located in a desirable apartment building, this complex provides a sense of community while keeping you close to the vibrant energy of London.****Additional Features:****- Thoughtful interior design with quality flooring and stylish decor- Convenient access to public transport and local amenities- Close proximity to parks, restaurants, and cultural attractions For inquiries or to arrange a viewing, please contact us. Your dream apartment awaits!

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	10/09/2002
Floor Area:	505 ft ² / 47 m ²	End Date:	01/01/3000
Plot Area:	0.2 acres	Lease Term:	999 years from 1 January 2001
Year Built :	2002	Term Remaining:	975 years
Council Tax :	Band E		
Annual Estimate:	£2,280		
Title Number:	TGL210109		

Local Area

Local Authority:	Lambeth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

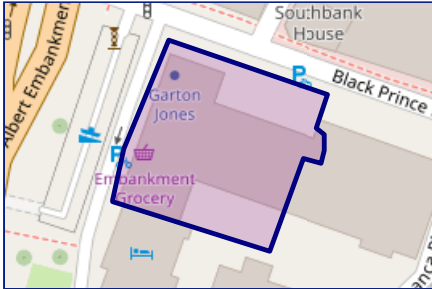
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

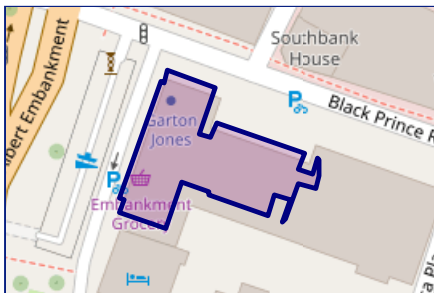


Freehold Title Plan



TGL154564

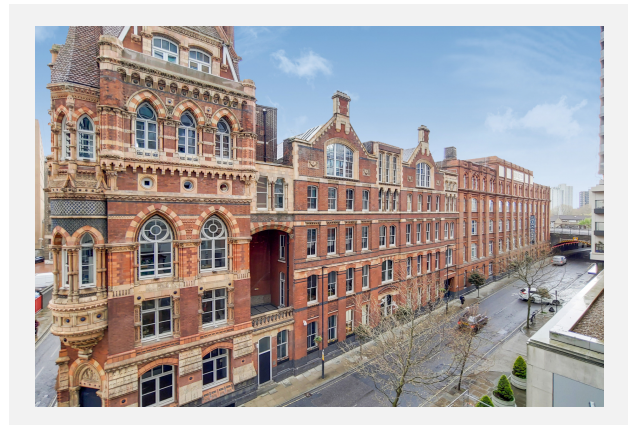
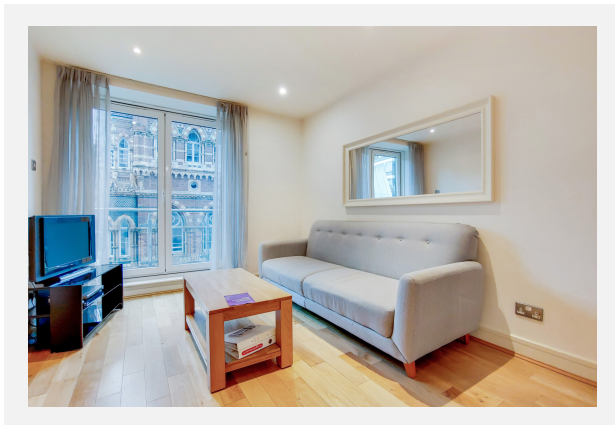
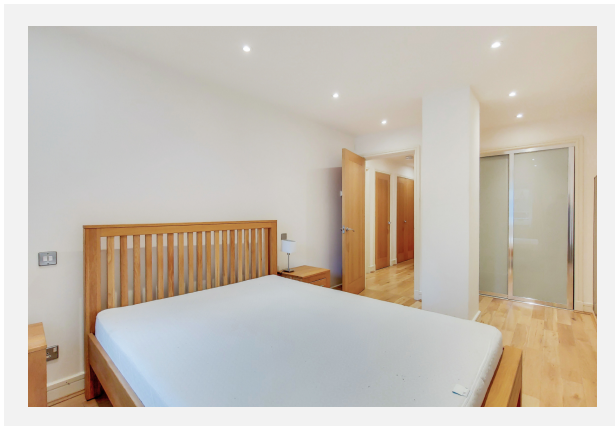
Leasehold Title Plan



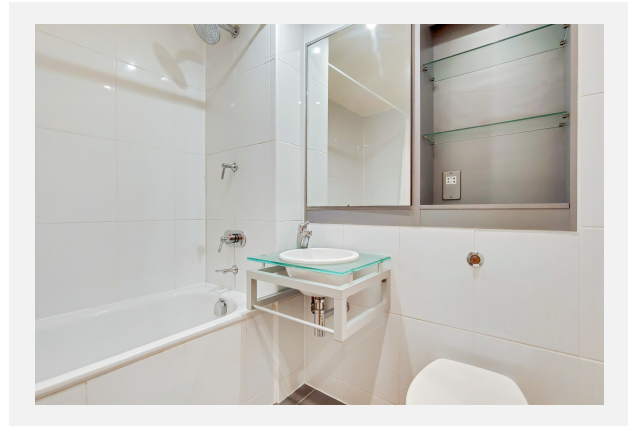
TGL210109

Start Date: 10/09/2002
End Date: 01/01/3000
Lease Term: 999 years from 1 January 2001
Term Remaining: 975 years

Gallery Photos



Gallery Photos

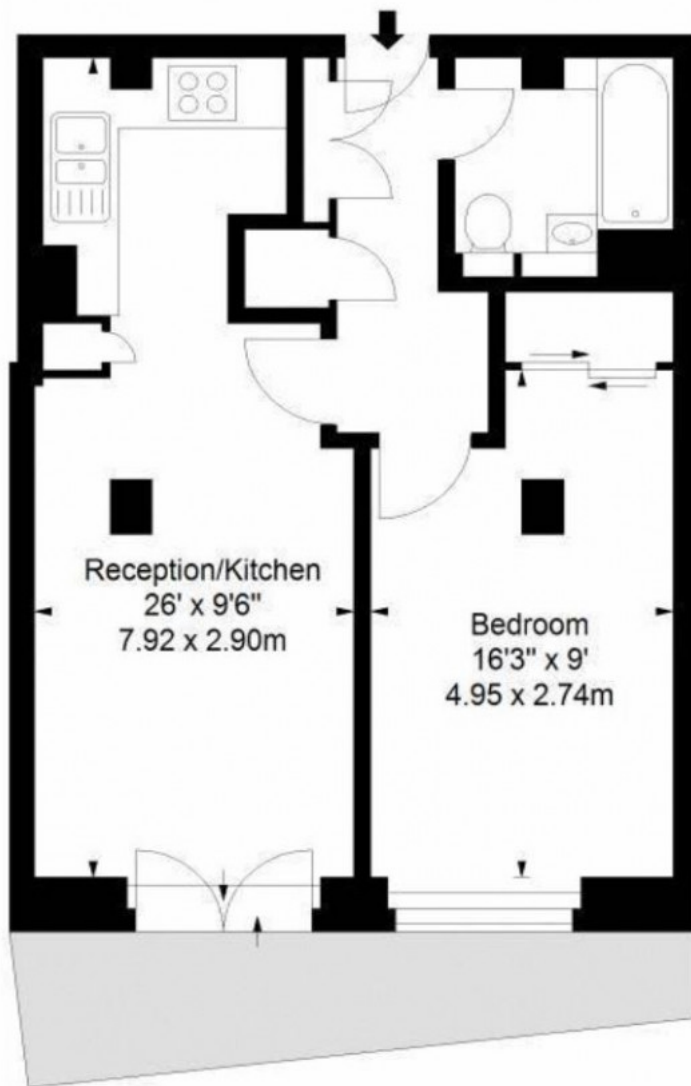


9, ALBERT EMBANKMENT, LONDON, SE1

ALBERT EMBANKMENT, SE1

APPROX. GROSS INTERNAL AREA *
508 Ft² - 47.19 M²

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE
* As Defined by RICS - Code of Measuring Practice



Property EPC - Certificate



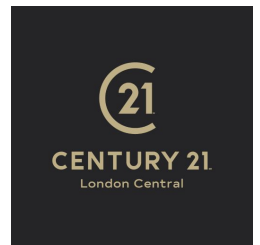
Energy rating

C

Valid until 16.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

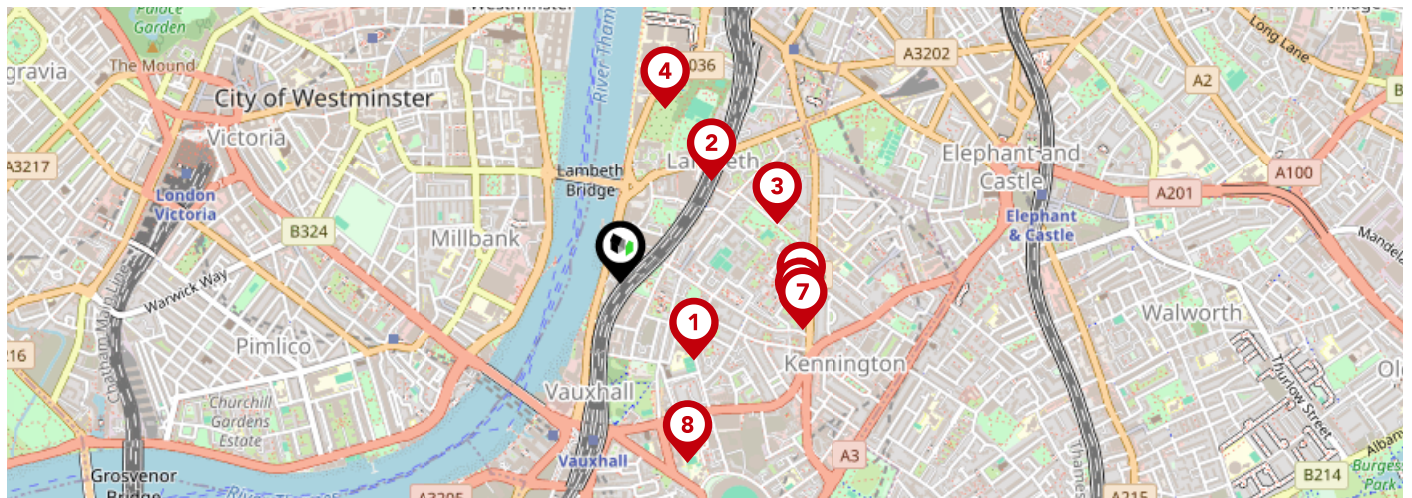
Property EPC - Additional Data



Additional EPC Data

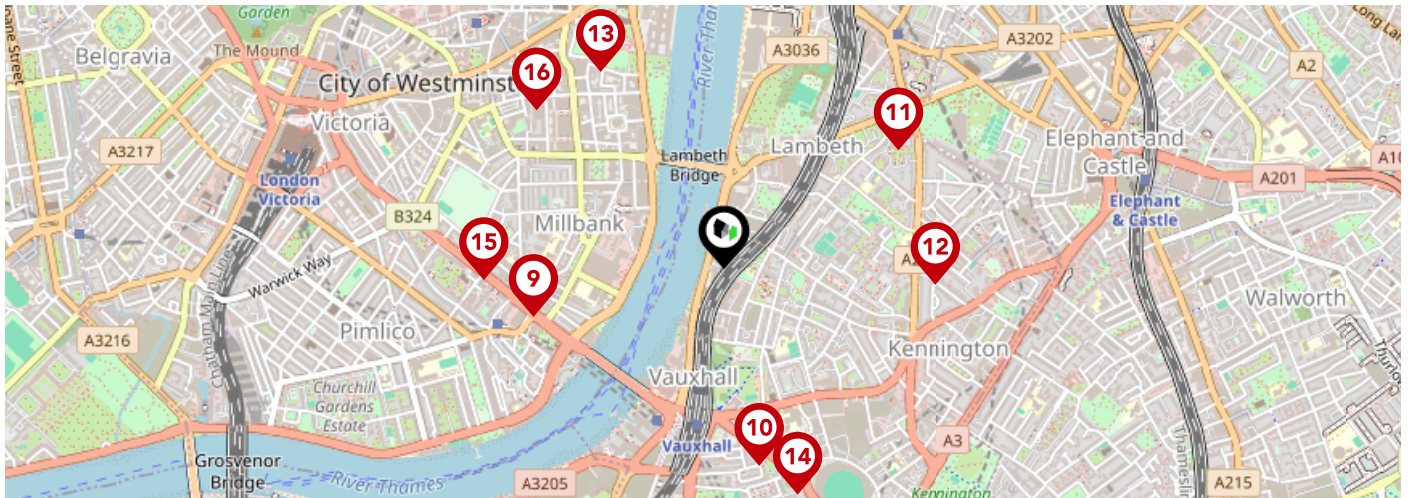
Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built as built insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion off
Hot Water Energy Efficiency:	Peak
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Area Schools



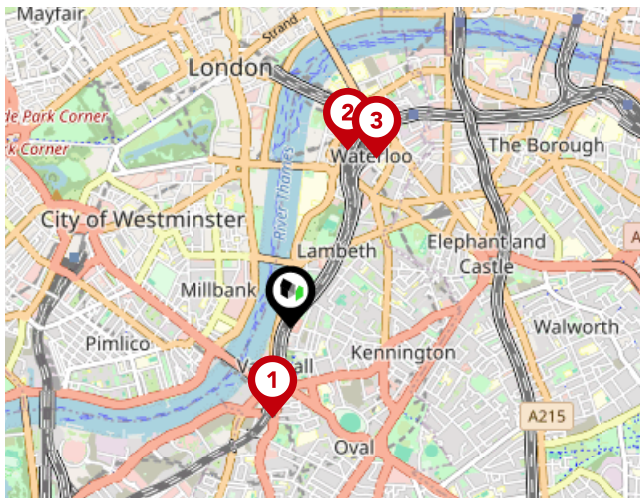
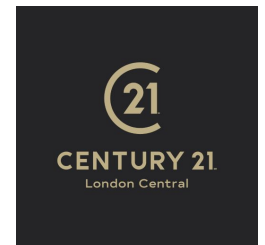
		Nursery	Primary	Secondary	College	Private
1	Vauxhall Primary School Ofsted Rating: Good Pupils: 218 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Marine Society College of the Sea Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walnut Tree Walk Primary School Ofsted Rating: Good Pupils: 372 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Evelina Hospital School Ofsted Rating: Outstanding Pupils: 109 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Vanguard School Ofsted Rating: Requires improvement Pupils: 64 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 95 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Octavia House Schools, London Ofsted Rating: Not Rated Pupils: 85 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 844 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



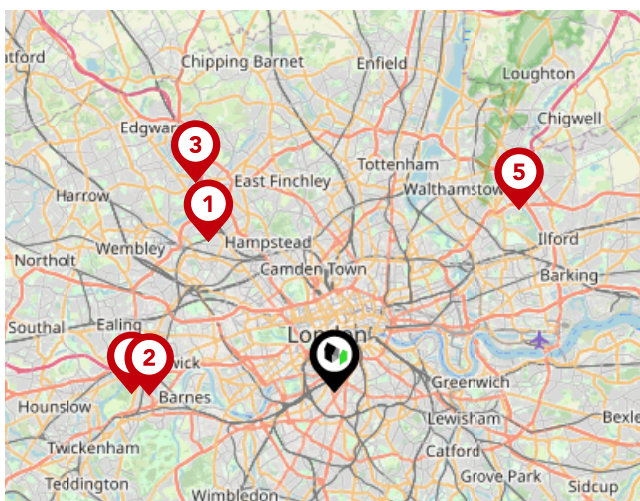
		Nursery	Primary	Secondary	College	Private
	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's College London Maths School Ofsted Rating: Outstanding Pupils: 148 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Sumner Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 220 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



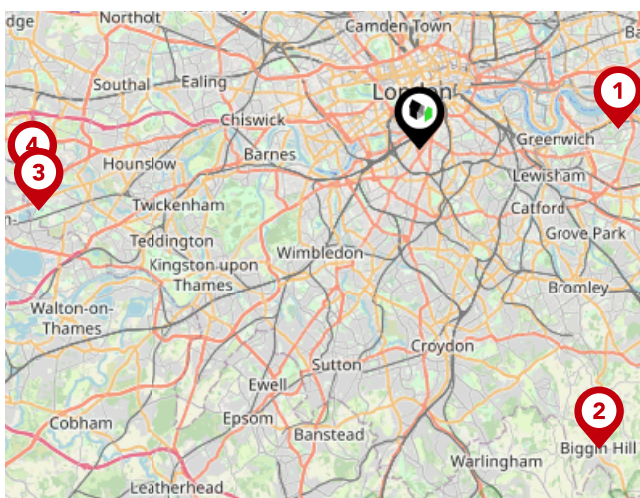
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.42 miles
2	London Waterloo Rail Station	0.86 miles
3	London Waterloo East Rail Station	0.87 miles



Trunk Roads/Motorways

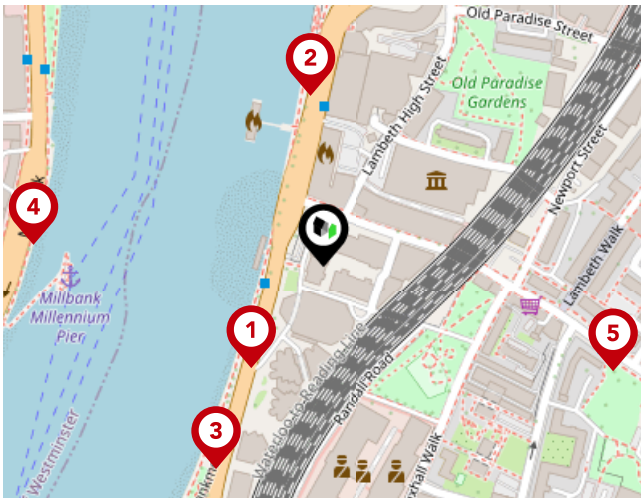
Pin	Name	Distance
1	M1 J1	7.29 miles
2	M4 J1	6.84 miles
3	M1 J2	9.32 miles
4	M4 J2	7.51 miles
5	M11 J4	9.57 miles



Airports/HELIPADS

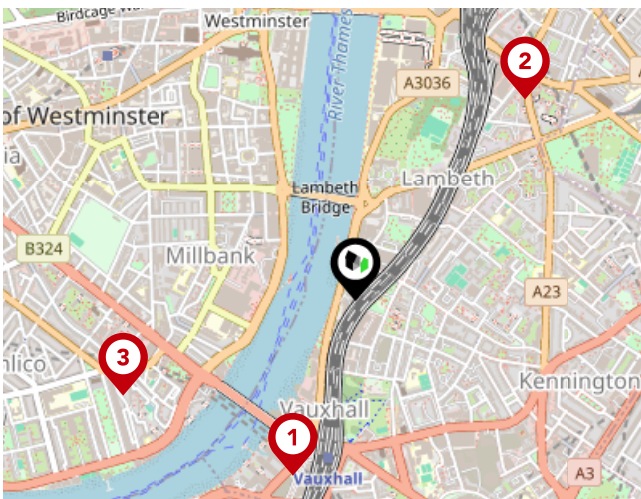
Pin	Name	Distance
1	Silvertown	7.42 miles
2	Leaves Green	12.89 miles
3	Heathrow Airport Terminal 4	14.24 miles
4	Heathrow Airport	14.34 miles

Area Transport (Local)



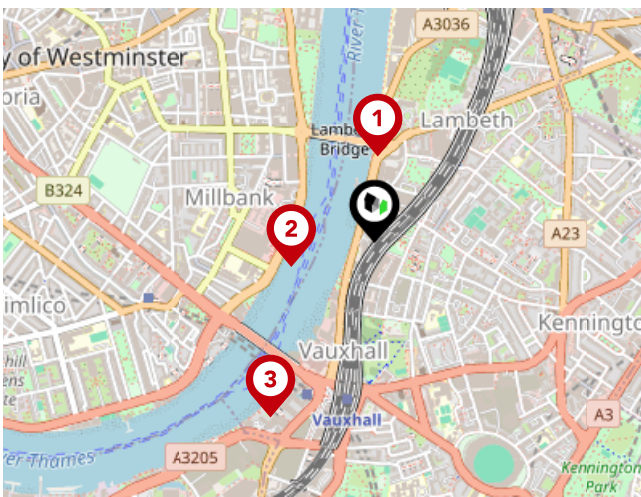
Bus Stops/Stations

Pin	Name	Distance
1	Salamanca Street	0.07 miles
2	Lambeth Bridge (SE1)	0.1 miles
3	Tinworth Street	0.13 miles
4	Millbank Tower	0.17 miles
5	Tyers Street	0.18 miles



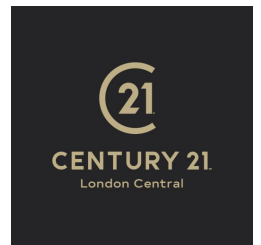
Local Connections

Pin	Name	Distance
1	Vauxhall Underground Station	0.43 miles
2	Lambeth North Underground Station	0.61 miles
3	Pimlico Underground Station	0.58 miles



Ferry Terminals

Pin	Name	Distance
1	Lambeth Pier	0.2 miles
2	Millbank Pier	0.2 miles
3	Vauxhall St George Wharf Pier	0.47 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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/century21_uk/



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Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

