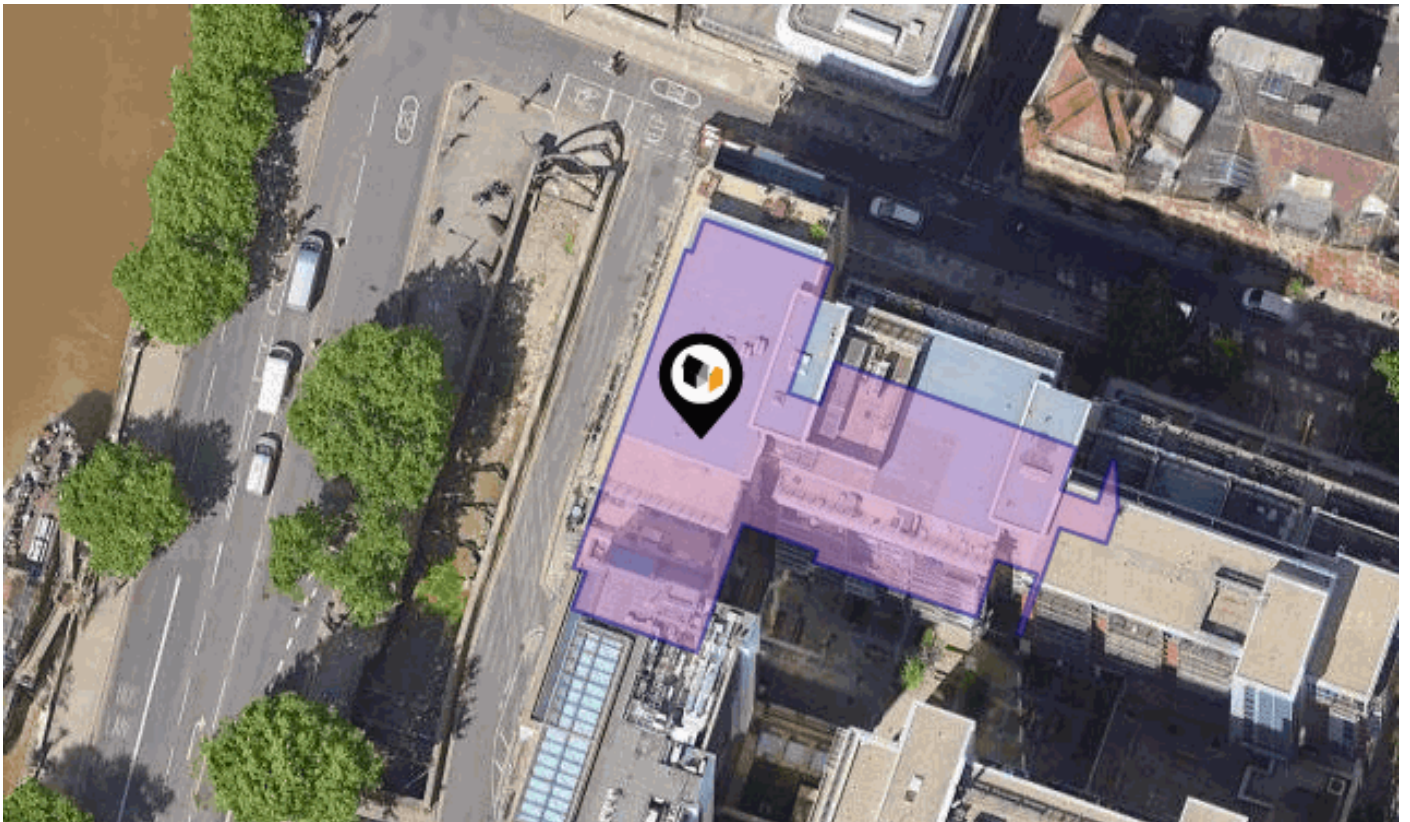


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th February 2024



9, ALBERT EMBANKMENT, LONDON, SE1

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

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www.century21uk.com



Introduction

Our Comments



Welcome to this stunning 1-bedroom apartment located at Albert Embankment, Lambeth, London SE1. This modern and stylish apartment is now available for sale. With a spacious building area of 523sqft, this apartment offers a comfortable and convenient living space. The bedroom is well-appointed, providing a cosy retreat for relaxation. The bathroom is sleek and modern, featuring contemporary fixtures and fittings. Situated in a desirable Riverside apartment building, this property offers a range of amenities and features that enhance your living experience. The architecture is impressive, with a high-rise design that provides breathtaking views of the city. Step out onto the balcony and enjoy the fresh air while admiring the stunning cityscape. The apartment also benefits from 24 hour concierge, bike storage and a selection of local bars, restaurants and shops.

The kitchen is fully equipped with modern appliances, making meal preparation a breeze. The interior design is sleek and contemporary, creating a welcoming atmosphere. Located in an urban setting, this property offers easy access to various transportation options, including nearby sidewalks and paths. The waterfront location provides a tranquil escape from the bustling city, with the River Thames offering a serene backdrop.

Currently let at £2,150 PCM on an AST which expires on the 16th April 2024 Providing a 5.4% yield at the asking price.

EWS1 certificate available

Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£695
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	484 ft ² / 45 m ²	Start Date:	10/09/2002
Plot Area:	0.2 acres	End Date:	01/01/3000
Year Built :	2002	Lease Term:	999 years from 1 January 2001
Council Tax :	Band E	Term Remaining:	976 years
Annual Estimate:	£2,029		
Title Number:	TGL211582		
UPRN:	10000442743		

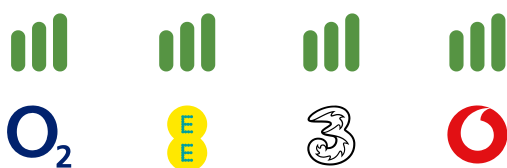
Local Area

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

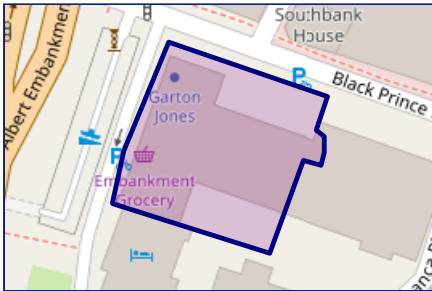
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

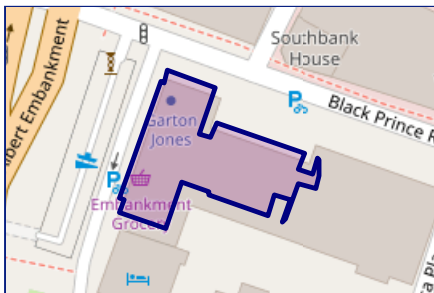


Freehold Title Plan



TGL154564

Leasehold Title Plan



TGL211582

Start Date:	10/09/2002
End Date:	01/01/3000
Lease Term:	999 years from 1 January 2001
Term Remaining:	976 years

Gallery Photos



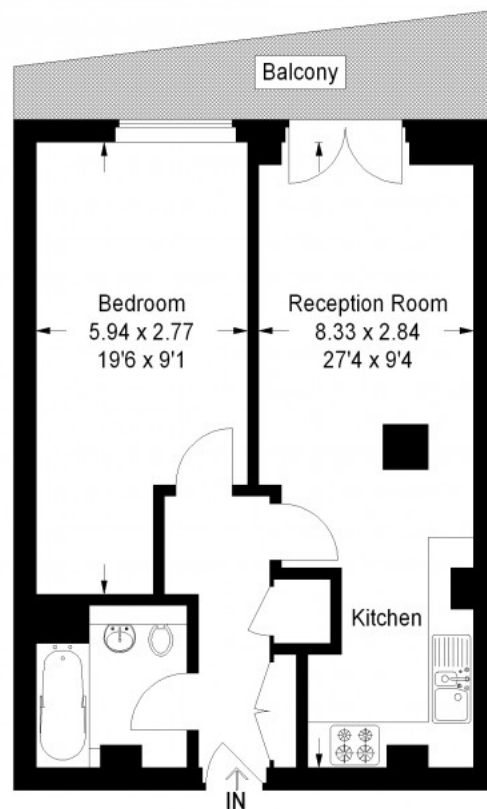
CENTURY 21
London Central



9, ALBERT EMBANKMENT, LONDON, SE1

Albert Embankment, SE1

Approximate Gross Internal Area
48.6 sq m / 523 sq ft



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID263289)

Property EPC - Certificate



9, Albert Embankment, SE1

Energy rating

C

Valid until 23.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

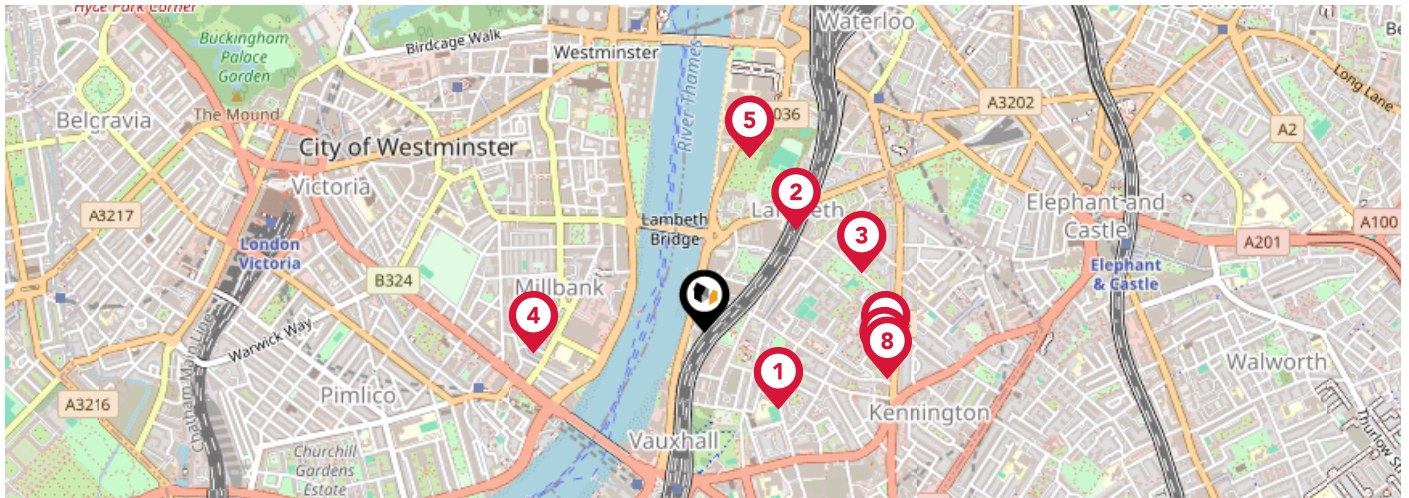
EPC - Additional Data



Additional EPC Data

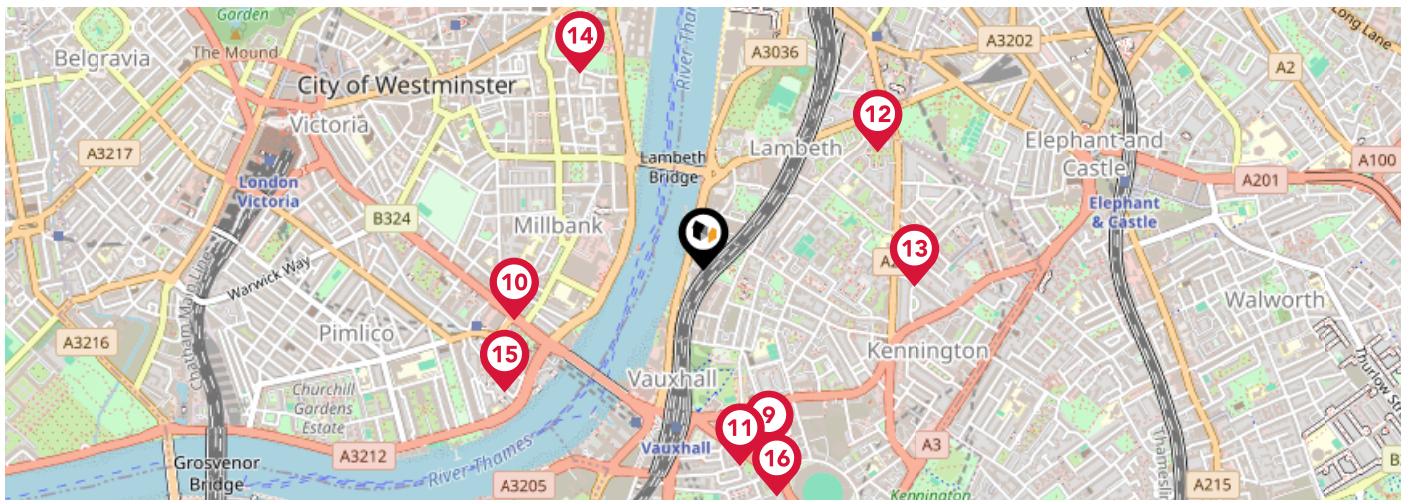
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Room thermostats only
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	45 m ²









Area Schools



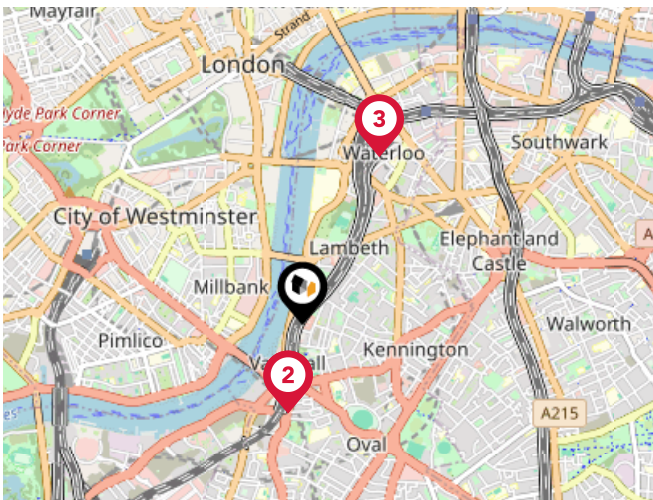
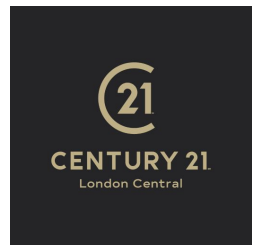
		Nursery	Primary	Secondary	College	Private
1	Vauxhall Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Marine Society College of the Sea Ofsted 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: 279 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbank Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Evelina Hospital School Ofsted Rating: Outstanding Pupils: 94 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	NAS Vanguard School Ofsted Rating: Not Rated Pupils:0 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 119 Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Octavia House Schools Ofsted Rating: Outstanding Pupils: 85 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



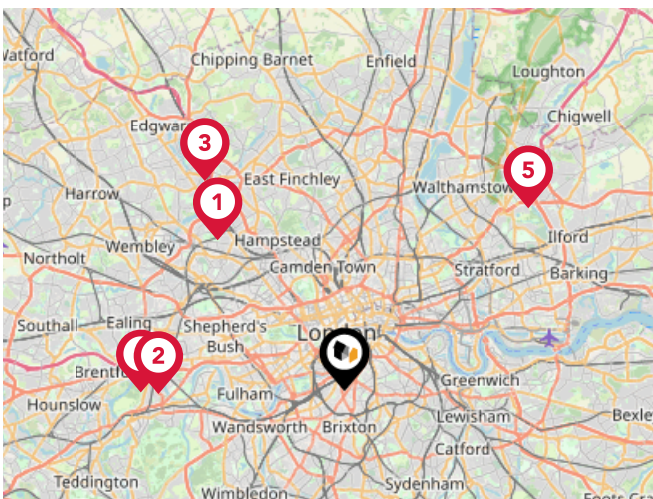
		Nursery	Primary	Secondary	College	Private
	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 808 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairley House School Ofsted Rating: Not Rated Pupils: 194 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: Good Pupils: 384 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: 140 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: 398 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: 759 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Cathedral RC Primary School Ofsted Rating: Good Pupils: 170 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



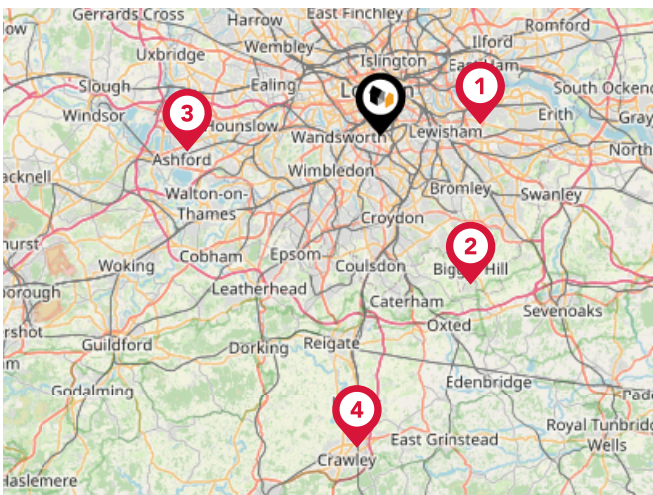
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.42 miles
2	Vauxhall Rail Station	0.42 miles
3	London Waterloo Rail Station	0.85 miles



Trunk Roads/Motorways

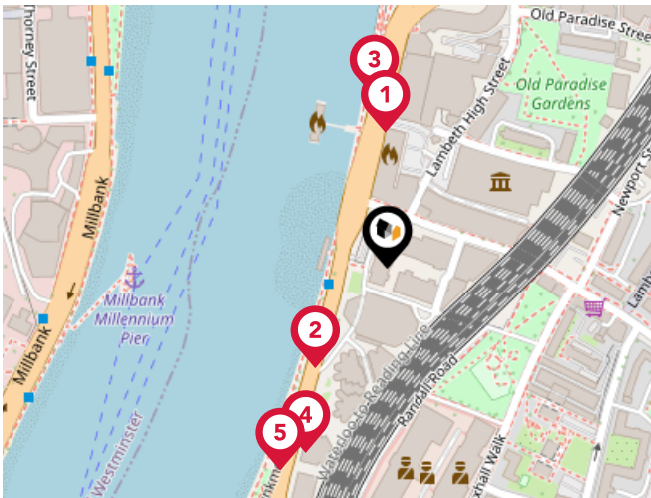
Pin	Name	Distance
1	M1 J1	7.29 miles
2	M4 J1	6.84 miles
3	M1 J2	9.32 miles
4	M4 J2	7.51 miles
5	M11 J4	9.57 miles



Airports/Helipads

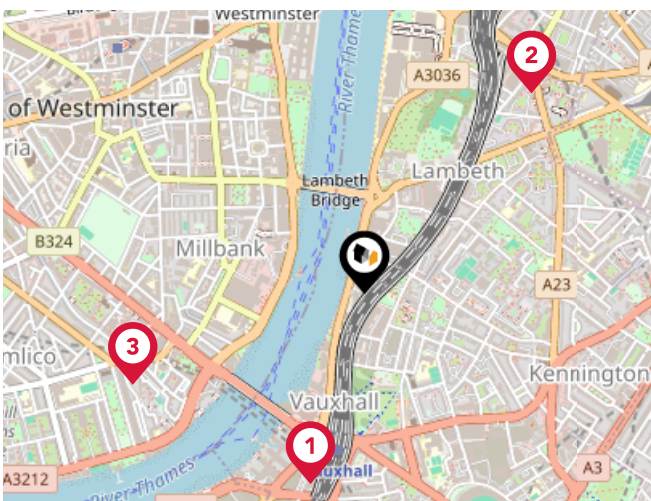
Pin	Name	Distance
1	London City Airport	7.42 miles
2	Biggin Hill Airport	12.89 miles
3	London Heathrow Airport	14.34 miles
4	London Gatwick Airport	23.27 miles

Area Transport (Local)



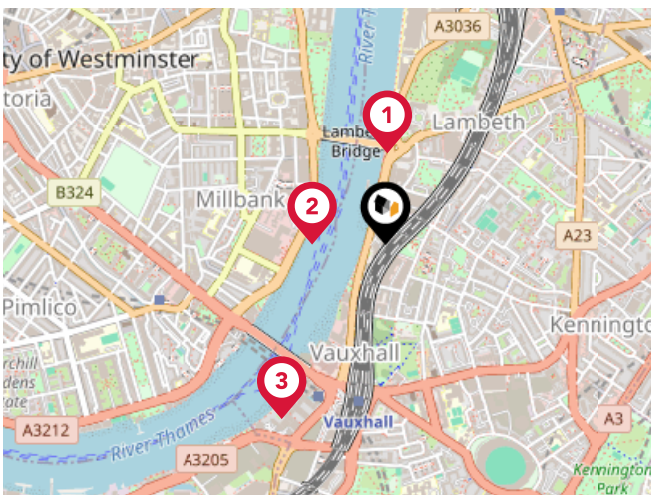
Bus Stops/Stations

Pin	Name	Distance
1	Lambeth Bridge (SE1)	0.08 miles
2	Salamanca Street	0.07 miles
3	Lambeth Bridge (SE1)	0.1 miles
4	Salamanca Street	0.12 miles
5	Tinworth Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Vauxhall Underground Station	0.46 miles
2	Lambeth North Underground Station	0.6 miles
3	Pimlico Underground Station	0.58 miles



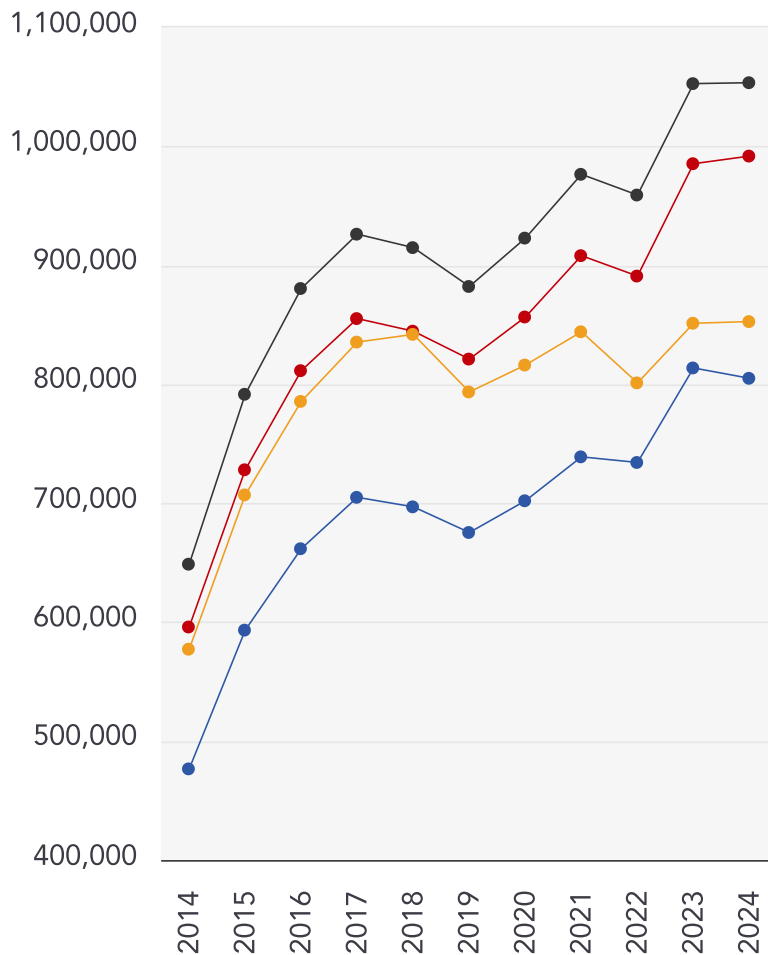
Ferry Terminals

Pin	Name	Distance
1	Lambeth Pier	0.21 miles
2	Millbank Pier	0.17 miles
3	Vauxhall St George Wharf Pier	0.47 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SE1



Terraced

+62.39%

Semi-Detached

+66.43%

Flat

+47.71%

Detached

+68.89%



Century21

GIVING 121% - DEFYING MEDIOCRITY

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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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