

ridge lane
PROPERTIES

Nine Embankment, London, SE1 7HG
HMO Two Bedroom Apartment with Balcony & Own Parking Space
£1,100,000



Nine Embankment, London, SE1 7HG

Price: £1,100,000

Tenure: Leasehold (999 year lease from 1 January 2001)

Service Charge: £600 per calendar month

Ground Rent: £250 per annum

Council Tax Band: G

Local Authority: Lambeth

Features

- 6th Floor Apartment
- Balcony
- Lift Access
- River Views
- 24 Hour Concierge
- Secure Underground Parking
- On-Site Convenience Store
- HMO Licence

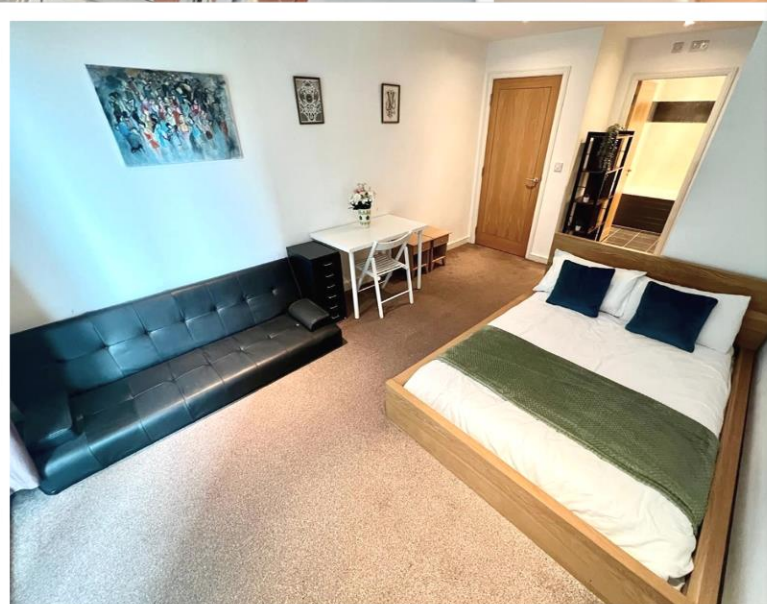
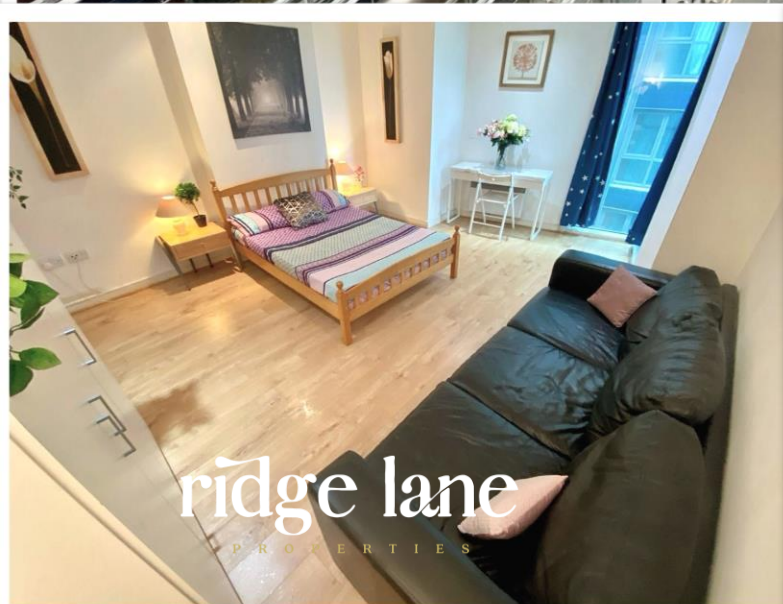
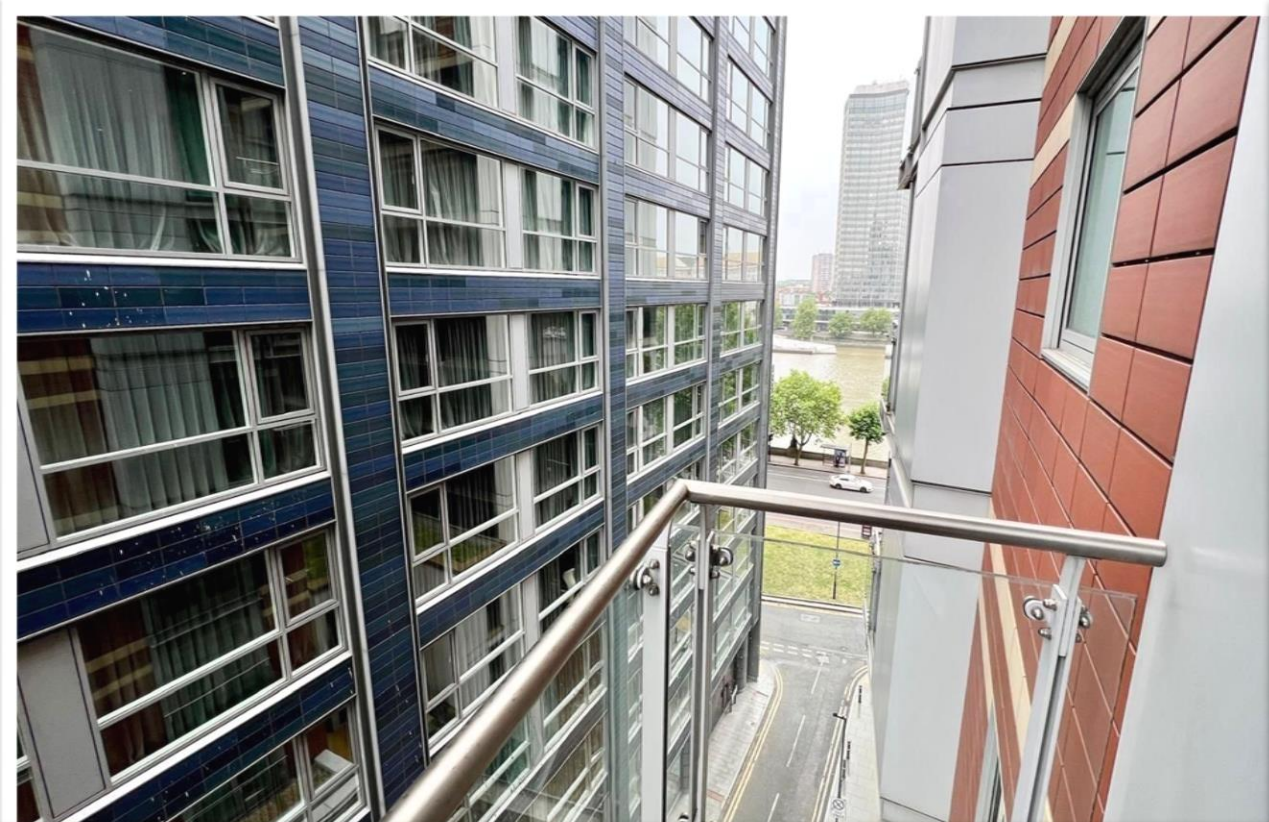


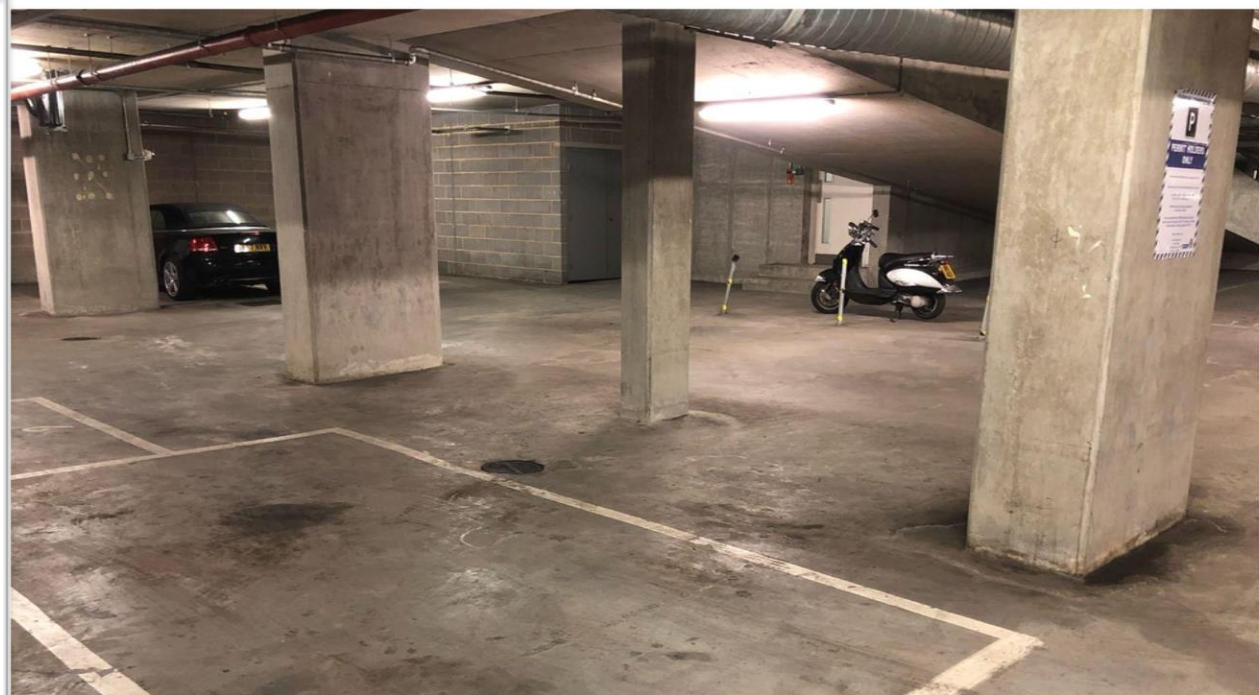
Situated on Albert Embankment, a stretch of road along the South Bank of the River Thames between Vauxhall Bridge and Lambeth Bridge, ideally positioned for both city living and riverside tranquility. It benefits from excellent transport links, close proximity to Westminster, Vauxhall, and the South Bank's attractions.

The apartment is located on the 6th floor of the sought-after development, offering approximately 872 sq ft (81.65 sq m) of well-designed living space, and an allocated parking in the underground secure parking.

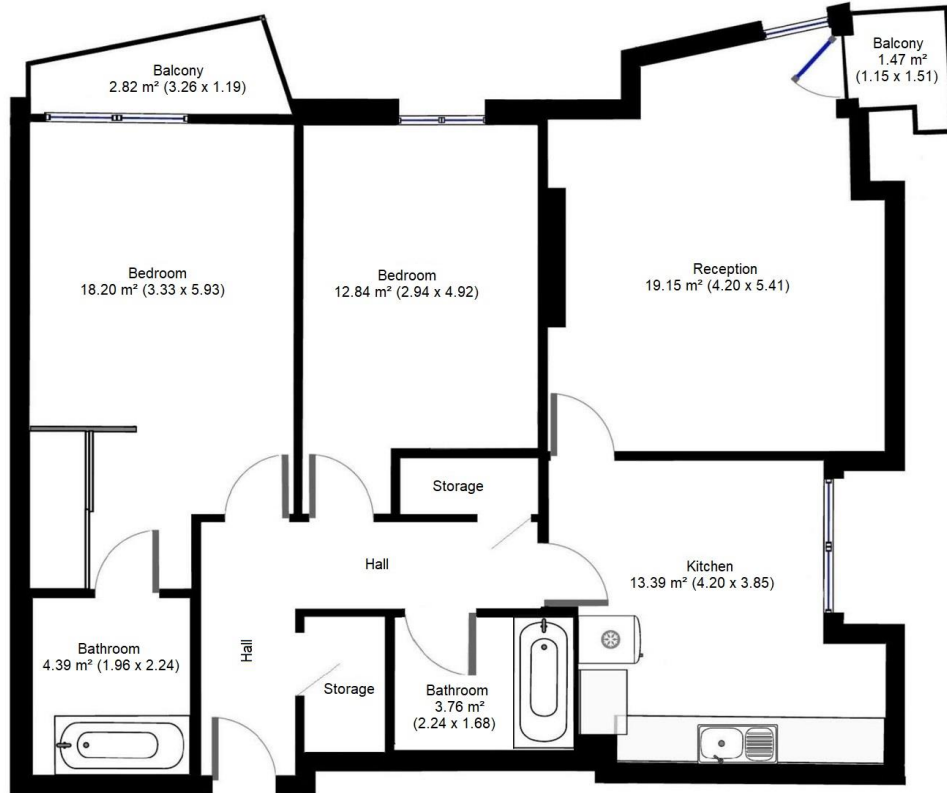
The building was originally constructed in the 1960s and was once the home of Decca Records. In 2002, it was redeveloped by Berkeley Homes into a mixed-use scheme, primarily housing residential apartments.

It now boasts over 200 privately-owned apartments, including 1, 2, and 3-bedroom flats, penthouses, and duplexes. The development includes a 24-hour concierge, an on-site convenience store, and offers views of the River Thames and the London skyline.





Nine Embankment, London, SE1 7HG



APPROXIMATE GROSS INTERNAL AREA
81.65 SQM / 872 SQ FT

This plan has been prepared for illustrative and identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(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	

Viewings:

All viewings are by appointment only through our London Office.

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www.ridge-lane.co.uk

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a guide only and it should not be assumed that any of the fixtures or fittings are included in any sale. Measurements supplied are for general guidance only and should not be relied upon as precise. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. No responsibility is accepted for any errors or omissions. Any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement

