



A WELL-APPOINTED TWO BEDROOM APARTMENT IN THIS SOUGHT AFTER DEVELOPMENT WITH STUNNING RIVER VIEWS

30 ALBERT EMBANKMENT, LONDON, SE1 7GS

Furnished, Part Furnished, £1,100 pw (£4,766.67 pcm) + fees and other charges apply.*

Available from 27/09/2019



A WELL-APPOINTED TWO BEDROOM APARTMENT IN THIS SOUGHT AFTER DEVELOPMENT

30 ALBERT EMBANKMENT, LONDON,
£1,100 pw (£4,766.67 pcm) Furnished, Part Furnished

• 2 Bedrooms • 2 Bathrooms • 1 Reception
• Two en-suite bathroom • Open plan
reception/kitchen • Balcony with Westminster river
views • 24 hour concierge • Furnished • EPC
Rating = B • Council Tax = G

Situation

Merano is at the forefront of Nine Elms on the South Bank, the largest regeneration area in London and the UK. The apartment is located close to the performance and culture at the South Bank, to world renowned shopping and entertainment in the West End, and fine dining in Mayfair. The Thames river boat at St George Wharf Pier and the Underground station at Vauxhall are both less than five minutes away. With three international airports all less than 60 minutes away, travelling beyond the capital is incredibly convenient.

Description

A well-appointed two bedroom apartment in this sought after development.

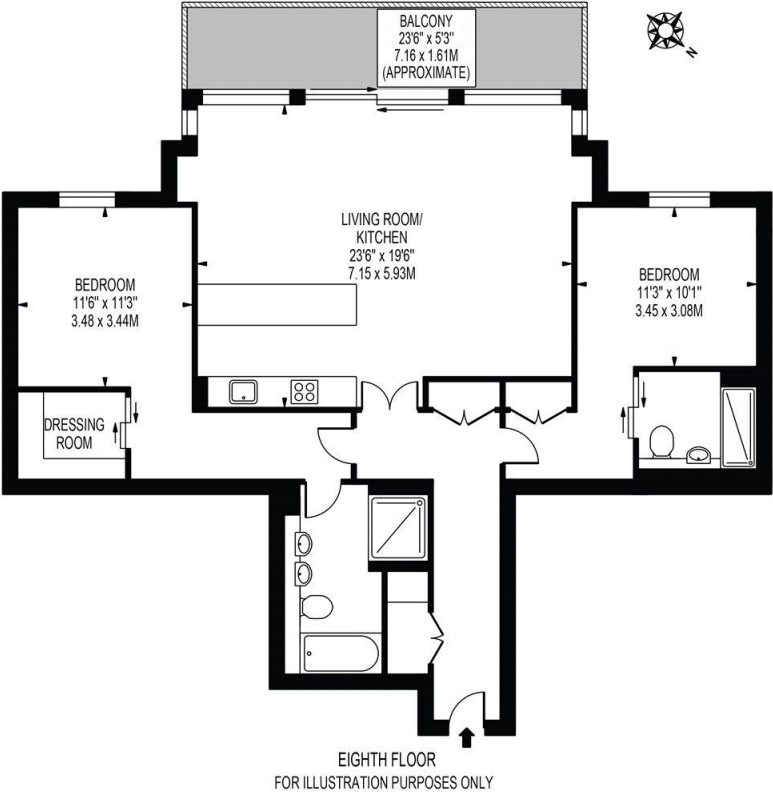
The apartment comprises of an open plan reception/kitchen area featuring a fully fitted interior designed kitchen with integrated Siemens appliances, which opens out onto an expansive balcony with spectacular Westminster river views, two spacious bedrooms (both of which are ensuite).

The apartment benefits from comfort cooling to the bedrooms and living spaces, fully fitted wardrobes in the bedrooms and underfloor heating in the bathrooms. Further benefits include lined coat hanging/storage cupboard in the hallway, 24 hour Harrods concierge and a beautiful residents sky garden.



MERANO APARTMENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1177 SQ FT - 109.34 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

FLOORPLANS

Gross internal area: 1177 sq ft, 109.3 m²

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190708SEND

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Waterfront Lettings

Max Da Silva
max.dasilva@savills.com
+44 (0) 203 430 6903

savills.co.uk