

MERANO
ALBERT EMBANKMENT
London SE1



Exceptional penthouse apartment with sweeping River Thames and Westminster views





This fantastic penthouse apartment in the desirable Merano Residences offers the ultimate riverside lifestyle, boasting sensational panoramic views of the Thames and London skyline. Arranged over two floors, the upper level comprises a spacious reception/dining room, with floor to ceiling glass allowing for an abundance of natural light and the views to be enjoyed throughout. This opens out to a generous balcony which spans the width of the flat and offers the perfect spot for taking in the iconic vista. A separate kitchen is fully equipped with plenty of storage and integrated Miele appliances. There is also a guest WC on this level.

Downstairs you will find two spacious double bedroom suites; the principal bedroom offers a walk in dressing room and luxuriously appointed bathroom, complete with dual vanity and a separate bath and shower. The room opens out to a second private balcony which also enjoys the fabulous views. The second double bedroom also offers an exquisite en suite shower room and built in wardrobes. There is also a large utility room and additional storage on this level.

Merano Residences is one of the newest additions to Albert Embankment's transforming riverside. Designed by world renowned Rogers Stirk Harbour and Partners, its striking architecture makes it one of the Thames' most iconic new developments. Residents benefit from excellent 24 hour security and concierge service, in addition to a private roof garden and secure underground parking in which this flat has a designated space. Positioned between Vauxhall and Lambeth bridges it is ideally situated for taking advantage of the bars, restaurants and cultural attractions of the South Bank, as well as the new amenities of Nine Elms. There is easy access to the rest of Central London via the Victoria Line and out to the South East via overground services from Vauxhall (0.3 miles).

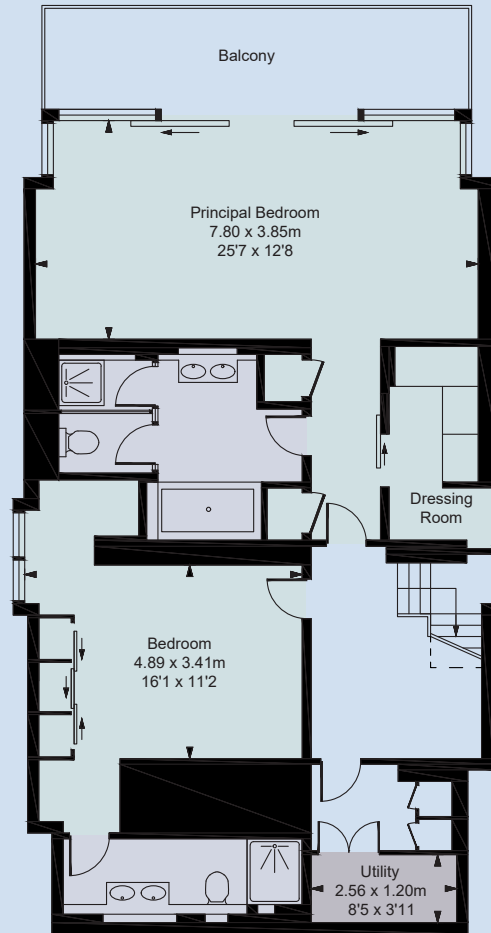
Accommodation

Spectacular penthouse apartment ♦ Open plan reception/dining room ♦ Separate state of the art kitchen ♦ 2 generous bedroom suites ♦ 2 balconies with fantastic views ♦ Secure underground parking ♦ 24 hour security and concierge ♦ Private residents' roof garden ♦ EPC=B

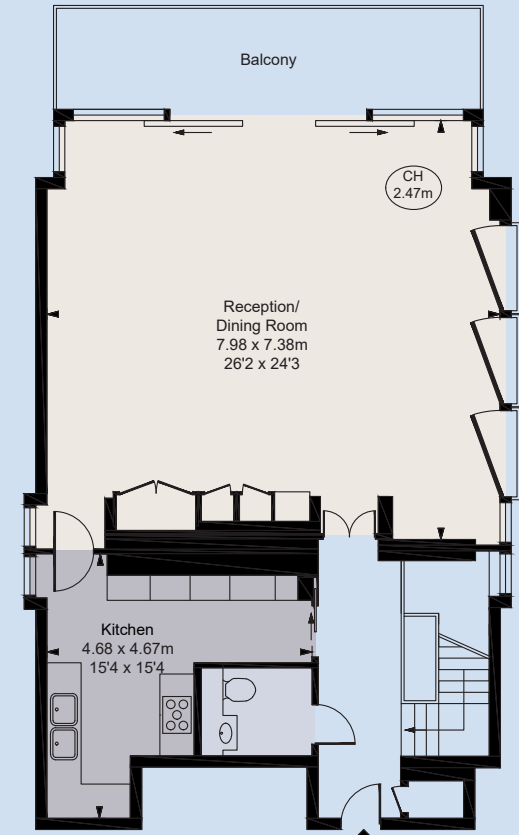
Leasehold ♦ London Borough of Lambeth



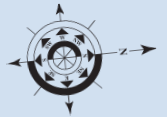
Gross Internal Area (Approx.)
200.28 sq.m. (2,156 sq.ft.)



Twenty-Sixth Floor



Twenty-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	



Viewing: Strictly by appointment with Savills.

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Savills Waterfront
62-64 Battersea Bridge Road
London SW11 3AG
020 8877 4823
www.savills.co.uk/waterfront

