



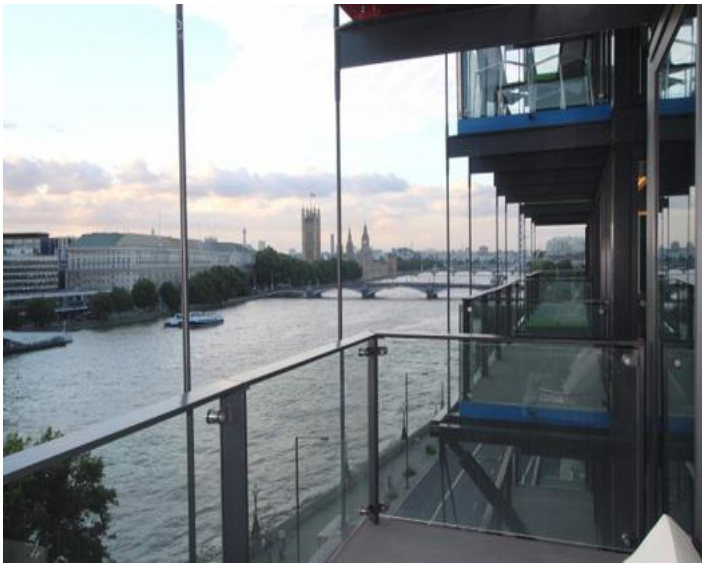
Albert Embankment, London SE1

This luxurious apartment has incredible direct views of the river with a large private balcony accessible from the living area, for residents to enjoy the stunning uninterrupted views over the river, facing north to enable full view of the Houses of Parliament including other iconic landmarks like the London Eye. This apartment has been modified and one of a kind with a different floor plan to any other 2 bedroom in the development and the revised layout has added 64 sq m to the living area, with total internal floor space of 1486 sq ft. The apartment has been exquisitely furnished to a very high standard, with attention to every detail to ensure residents have the ultimate in luxury and comfort deserving of this spectacular apartment, whilst living right on the river. The apartment comprises two double en-suite bedrooms, and fitted wardrobes with walk in wardrobes to master bedroom, fitted kitchen and a large open plan reception/dining, a winter garden, utility cupboard and storage space and large private balcony that can be accessed from both bedrooms. The apartment occupies the whole of the seventh floor providing the ultimate in privacy. This is an outstanding apartment from St James, the Berkeley Group. Parking is available at separate negotiation. Merano residents will enjoy - A beautiful and stunning double-height reception area with an integrated 24-hour concierge managed by Harrods Estates Asset Management, one of the worlds finest names in luxury- An expansive new piazza and cafe.- A private Sky garden that sits 140ft above the river on the 21st Floor to enjoy the panorama of what London has to offer with its breath-taking views in the heart of London. One of the finest developments on the River Thames, Merano Residences is a collection of 40 private residences designed by one of the world's most celebrated architects Rogers Stirk Harbour Partners. Merano is at the forefront of Nine Elms on the South Bank, which is the largest regeneration area in London and the UK. This 481-acre area, more than four times the size of London's Canary Wharf, is redefining the geography of central London through the creation of a whole new district. Merano Residence is very well located with a 4 minute walk to Vauxhall Underground station - Victoria line- 20 Minute walk to London Eye- 10 minute drive to Harrods- 12 minute journey to kings cross St Pancras by train. Three International Airports All Less Than 60 Minutes Away.

2 Bedrooms : En Suite Bathroom : En Suite Shower Room : Guest WC : Reception Room : Kitchen : Winter Garden : Balcony : Walk In Wardrobe : Concierge : Leisure Facilities : EPC Rating TBC

£1,150 pw / £4,983 pm Subject To Contract

Long Let



Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.



Key Dimensions:

Kitchen	3.30m x 3.45m 10' 9" x 11' 3"
Living Room	7.50m x 5.45m 24' 7" x 17' 10"
Bedroom 01	3.65m x 3.50m 11' 11" x 11' 6"
Bedroom 02	3.65m x 3.85m 11' 11" x 12' 8"
Balcony	7.00m x 1.75m 22' 11" x 5' 9"
Winter Garden	7.00m x 1.70m 22' 11" x 5' 7"