



MERANO RESIDENCES, 30 ALBERT  
EMBANKMENT  
LONDON SE1  
£5,417 Per Month

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**NAPIER WATT**  
PROPERTY CONSULTANTS

# MERANO RESIDENCES 30 ALBERT EMBANKMENT, LONDON, SE1

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## Description

Sole Agents Napier Watt are proud to present this direct river facing 1,486sq.ft, 2 bedroom, 2 bathroom apartment in Merano Residences, St James's prestigious riverside development. This spacious property comprises 1486sq.ft (138sq.m) of internal luxury living space plus a further 265sq.ft (24sq.m) externally.

There is an open plan reception room with a smart integrated kitchen enjoying direct views of the River Thames, including a

stunning aspect towards the Houses of Parliament. Additionally, there are 2 luxury en-suite bathrooms, a guest cloakroom, balcony, Winter garden and good storage throughout. Fashionably located on the South Bank and within easy reach of Westminster, Chelsea and Knightsbridge, Merano Residences provides residents with a 24 hour Harrods concierge service and a shared external roof terrace also on level 14. Transport links are excellent with easy access throughout London, by car, underground, bus or river taxi.

Council Tax Band H Lambeth Council



**Merano Residences**  
Approx. Total Internal Area 1672 Sq Ft - 155.33 Sq M  
(including Winter Garden)  
Approx. Gross Internal Area Of Winter Garden 139 Sq Ft - 12.93 Sq M



For Illustration Purposes Only - Not To Scale

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.

## TERMS

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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