



30 Albert Embankment, London, SE1 7GS
£3,750,000

Presence & Co are proud to present this sixteenth floor, three bedroom apartment found in the Merano Residences, St James's prestigious riverside development.

This is an extraordinary opportunity to purchase a c.2,633 sq.ft lateral apartment which occupies the entire floor of the building. The apartment features a seamless layout that enhances the abundance of natural light and offers stunning views throughout.

With only 34 properties in the development, this is an opportunity to purchase something unique on the riverside. Both the kitchen/dining and reception rooms boast spacious living, with floor to ceiling glass, which open up to generous sized private balconies overlooking the River Thames and iconic landmarks of the city. Nestled conveniently between the kitchen/dining room and the reception room is a versatile office space, perfect for remote work or study, offering a quiet retreat without sacrificing the open flow of the home. The kitchen is fully equipped with plenty of storage and integrated Miele appliances.

This remarkable property also features a spectacular master bedroom that epitomizes luxury living. With a private winter garden, you can enjoy year-round views and natural light, creating a serene escape just steps from your bed. The master suite is complete with an elegant en-suite bathroom, showcasing high-end finishes and modern fixtures for a spa-like experience. Additionally, the spacious walk-in wardrobe offers ample storage and organization, making it easy to keep your personal space tidy and stylish. Complementing the master suite are two additional bedrooms, each with its own en-suite bathroom, providing privacy and convenience for family or guests. Both bedrooms are generously sized and feature built-in storage, ensuring that every inch of space is utilized efficiently.

Merano Residences offers the ultimate riverside lifestyle, boasting sensational panoramic views of the Thames and the London skyline. 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).

Council Tax Band: H

Tenure: Leasehold (990 years)

Parking options: Off Street



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Albert Embankment, London, SE1

Approximate Area = 2633 sq ft / 244.6 sq m

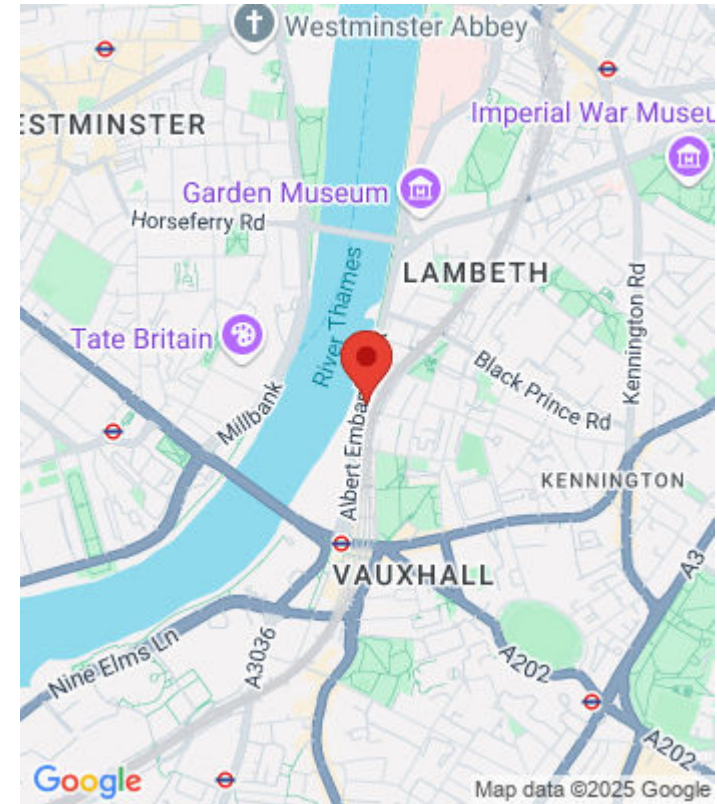
For identification only - Not to scale



SIXTEENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2024. Produced for Presence & Co. REF: 1192793



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.