



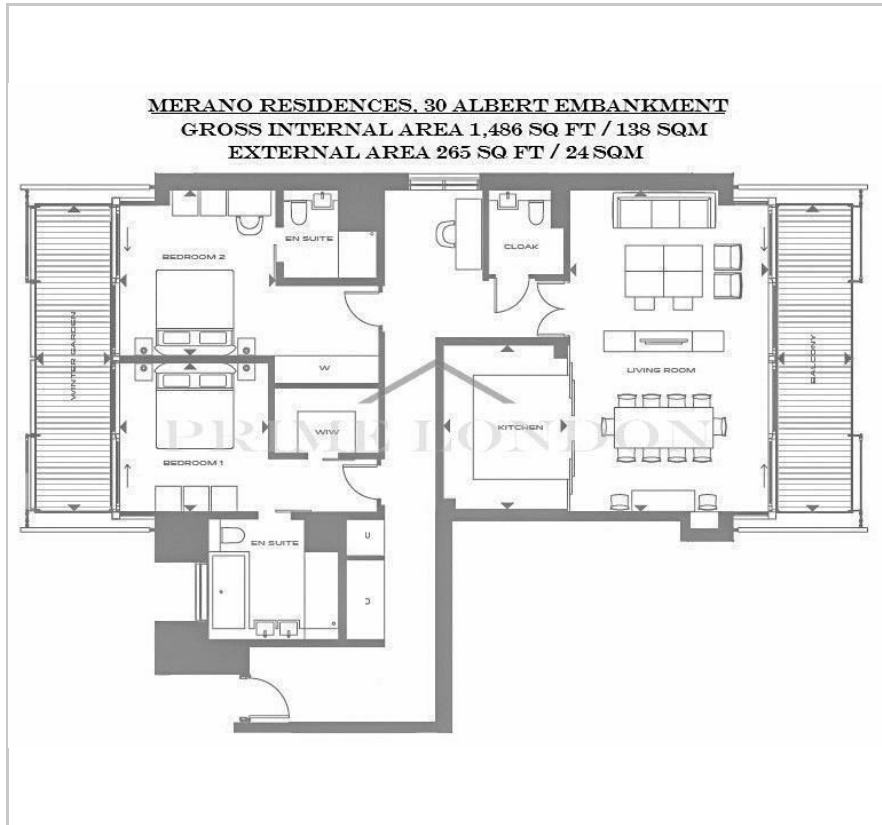
## Merano Residences

Albert Embankment, SE1 7GS

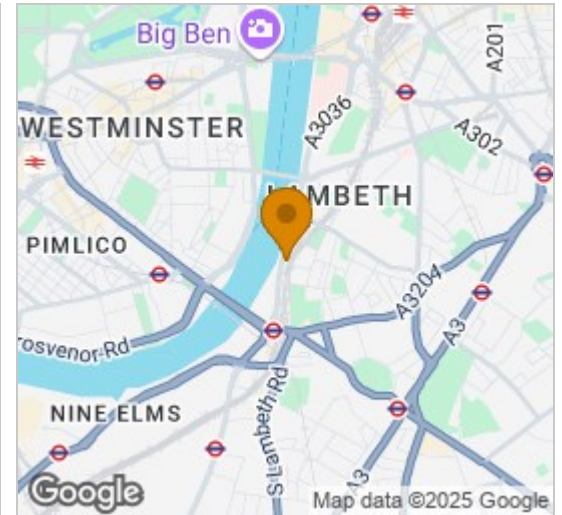
Asking Price £1,700,000



## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Larger style within ▪ 1,486 sq ft (138 sqm) development
- Prime-positioned with river ▪ Skygarden 140ft above the River Thames
- Elegant double-height lobby ▪ 24 hour concierge



This larger style two bedroom two bathroom apartment of approximately 1,486 sq ft / 138 sq m, with extraordinary views up and down the River Thames, is available for chain free sale within Merano Residences through Prime London.

The property comprises a stunning and much larger than average open plan reception room with full floor to ceiling windows leading to a large private balcony overlooking the River Thames, as well as a fully fitted modern kitchen which can be closed off with double doors.

The property further comprises two double bedrooms, both of which have access to a full length winter garden. Both bedrooms have been designed with living in mind and have deep fitted wardrobes, and the both benefit from having en-suite bathrooms.

There is plenty of additional storage throughout the property, a separate WC, and a large area in the hallway with window that is often used as a study area. The property also benefits from having wooden flooring throughout and comfort cooling.

An elegant double-height lobby marks the entrance to Merano, home to an integrated 24-hour concierge and lifestyle management service. The private sky garden at Merano sits 140ft above the river and city beneath, a space that enjoys daylong sunlight and affords spectacular views across the heart of London.



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