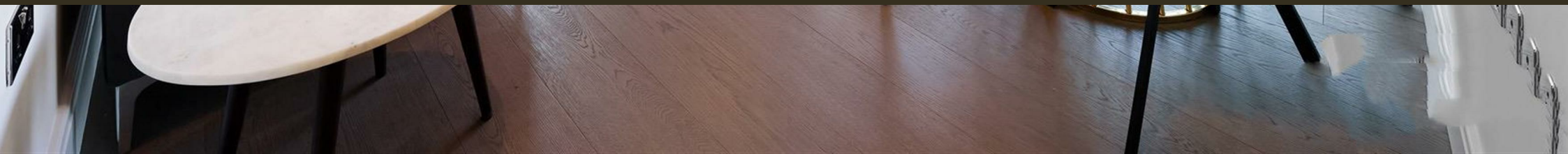




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£1,695,000 Leasehold

A river facing two-bedroom apartment of 815sq.ft (75.7sq.m) in The Dumont, a landmark development by St James, located on the River Thames. This property further benefits from an open plan reception room with fully fitted interior designed kitchen with Miele or Siemens appliances, views of the River Thames, Big Ben, Parliament and the city, 2 luxury bathrooms, a utility cupboard with good storage. Residents also have exclusive access to a 19th floor Skyline Club Lounge within the Corniche, an extensive health and wellness suite offering spa treatments, a gymnasium with private training facilities and an indoor infinity pool plus a screening room, games room and ten-pin bowling.

- 815sq.ft (75.7sq.m)
- Direct River Views
- 2 Double Bedrooms
- 2 Luxury Bathrooms (One en-suite)
- Open Plan Reception Room
- Smart Integrated Kitchen
- Utility Cupboard with Storage
- 24 Hour Concierge
- Residents Skyline Club Lounge, Infinity Pool, Gym, Spa and Screening Room
- Close to The Excellent Transport Links of Vauxhall, Westminster and Waterloo



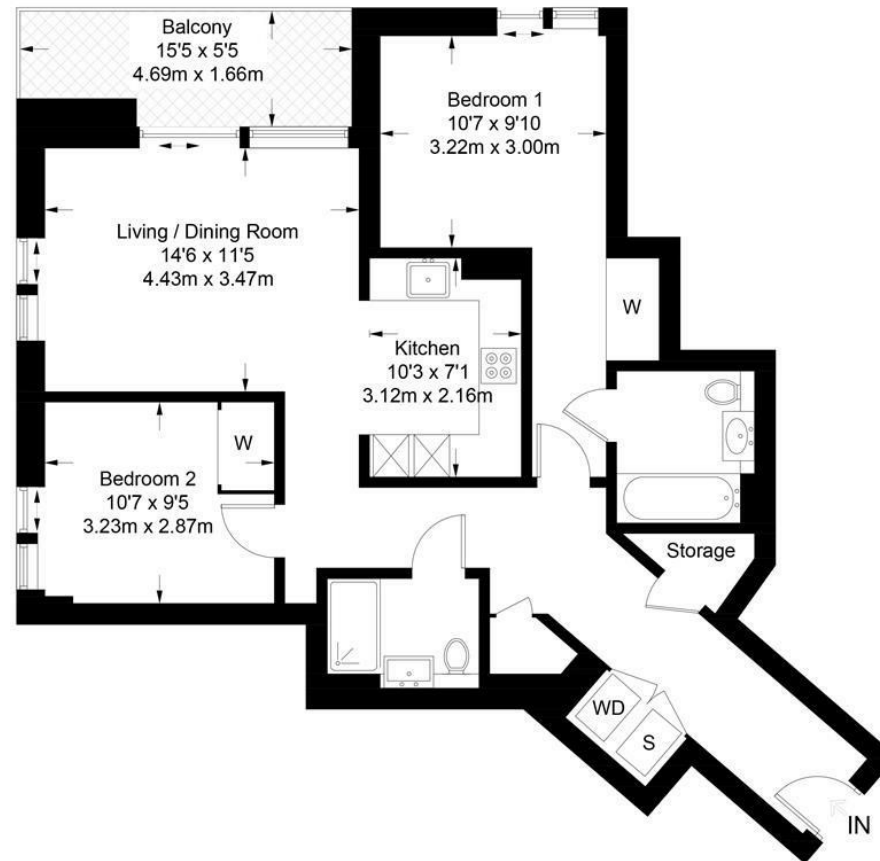
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G (London Borough of Lambeth)
- Leasehold: 999
- Service Charges: approx. £7,000 per annum
- Ground Rent: £720 per annum
- EPC Rating B (84)



EPC certificate available on request.

The Dumont

Approximate Gross Internal Area = 815 sq ft / 75.7 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

