

The Dumont, Albert Embankment

Asking Price £1,800,000

Battersea & Nine Elms Estates proudly presents this river-facing two bedroom, two bathroom apartment situated in the sought after The Dumont development located on the banks of the River Thames. Beautifully finished throughout, this apartment offers over 1,200 sq ft of luxury accommodation, featuring high specification design and an abundance of natural light. The floor to ceiling windows afford breathtaking views of the River Thames and Houses of Parliament. Appliances include a dishwasher and a combination washing machine/dryer, in addition to underfloor heating and comfort cooling.

Alongside the 24-hour concierge service, residents will enjoy the wonderful communal facilities including the gym, swimming pool and spa, meeting room, cinema and lounge space as well as a private screening room and ten pin bowling alley. Excellently located, the development is a short walk away from Vauxhall station and other zone 1 transport links.

Approx. 986 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: H (Lambeth Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking Included
| Cladding: EWS1 Certificate available

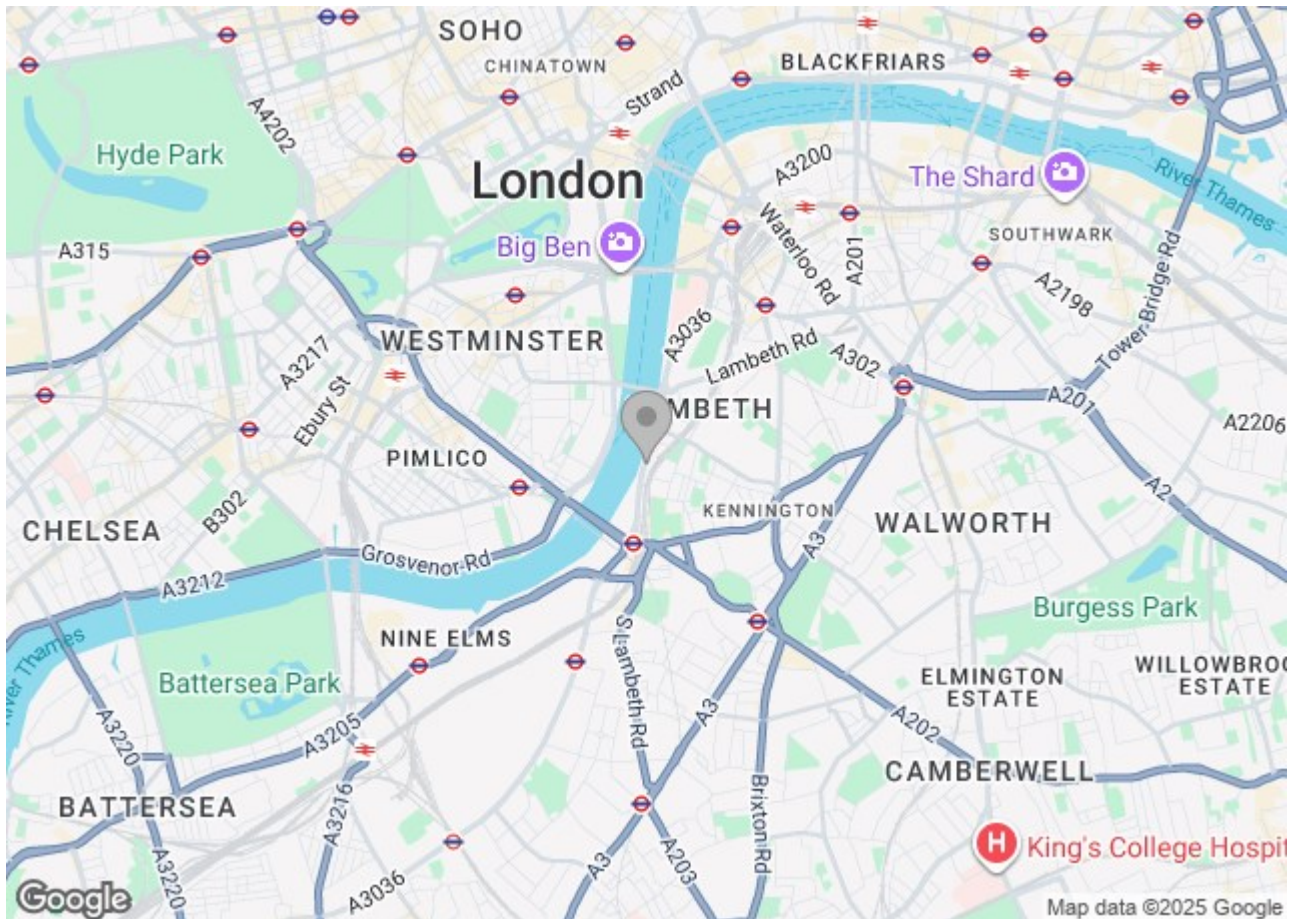
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

Furniture is Artificially Generated

27 Albert Embankment London



- Two Double Bedrooms
- Private Balcony
- Cinema & Screening Room
- One cloakroom
- Two ensuite bathrooms
- Over 1,200 sqft
- Excellent Zone 1 Transport Links
- 24 Hour Concierge
- Ten Pin Bowling Alley
- Residents Gym & Swimming Pool





The Dumont,
Albert Embankment, SE1
Approximate Gross Internal Area
118.48 sq m / 1,275 sq ft

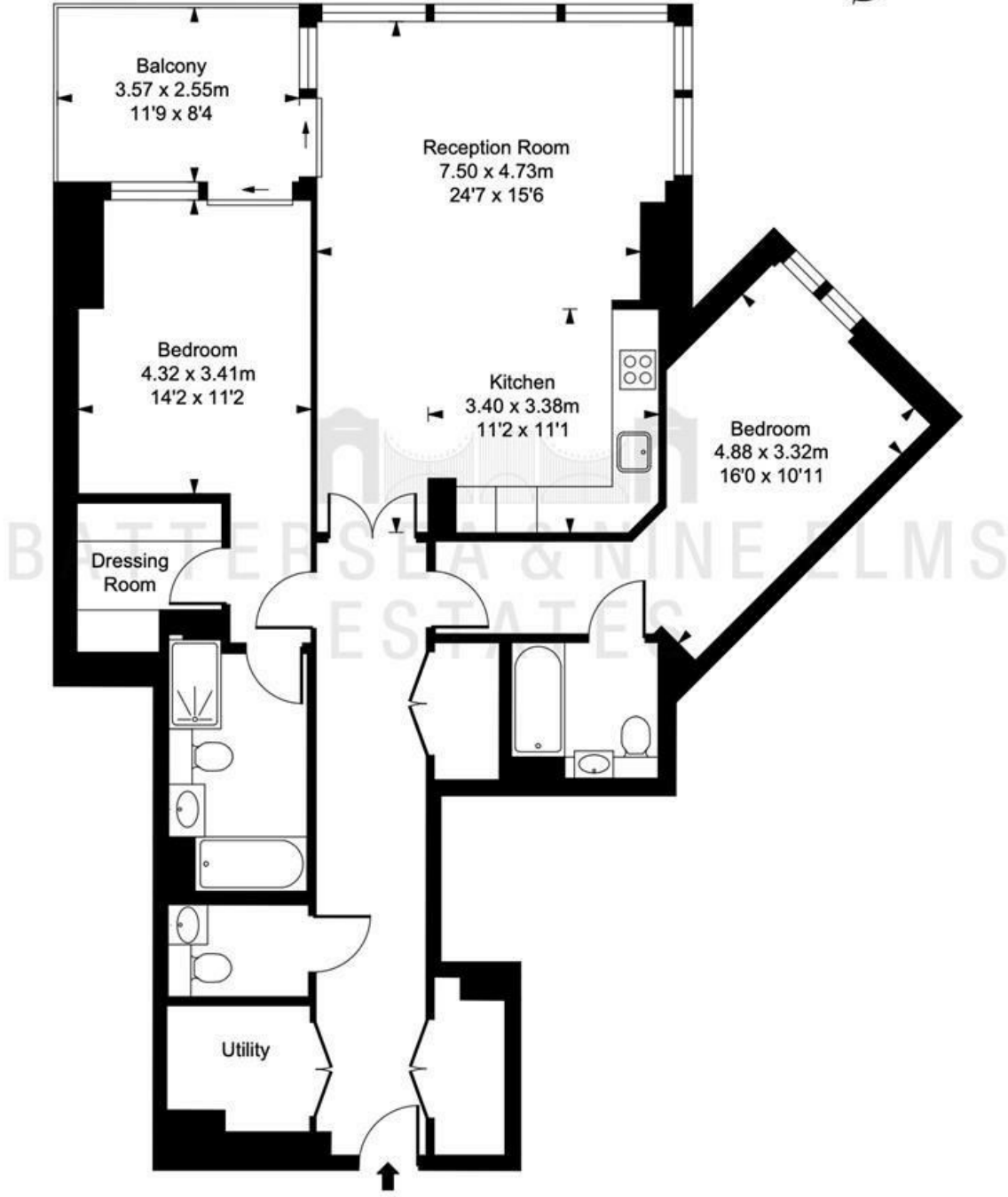


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	