



**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



27 Albert Embankment London

A beautifully presented one bedroom apartment in The Dumont. Situated on Albert Embankment this stunning one bedroom property features its own private balcony with partial river views across the city of The River Thames. This fully furnished property benefits from contemporary design, fully fitted Miele appliances, wine cooler and comfort cooling.

Ideally located along the Albert Embankment and River Thames this luxurious development boasts a range of excellent on site amenities including a swimming pool, gym, games room, private cinema, members lounge, secret garden roof terrace as well as its own ten pin bowling alley.

Residents will benefit from its close proximity to Vauxhall station and other zone 1 transport links.

Council Tax Band: Lambeth G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £775 (1 weeks rent, subject to agreed offer)

£775 Per Week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Parking no | Lift access

To check broadband and mobile phone coverage please visit Ofcom.

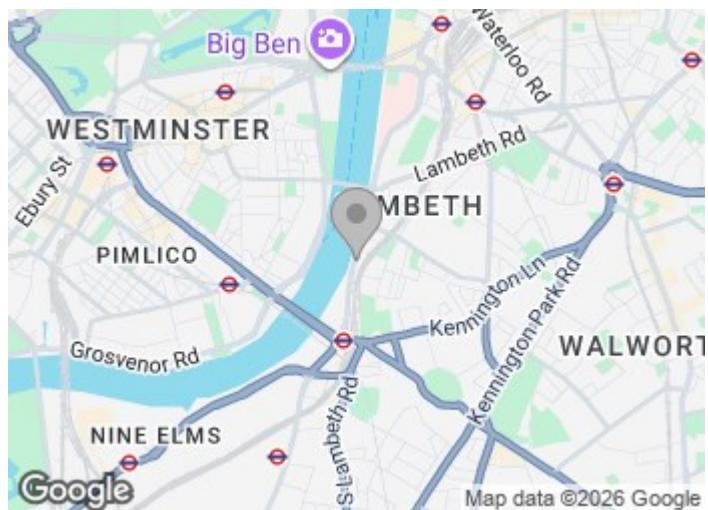
To check planning permission please visit Lambeth Council Website, Planning & Building Control
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

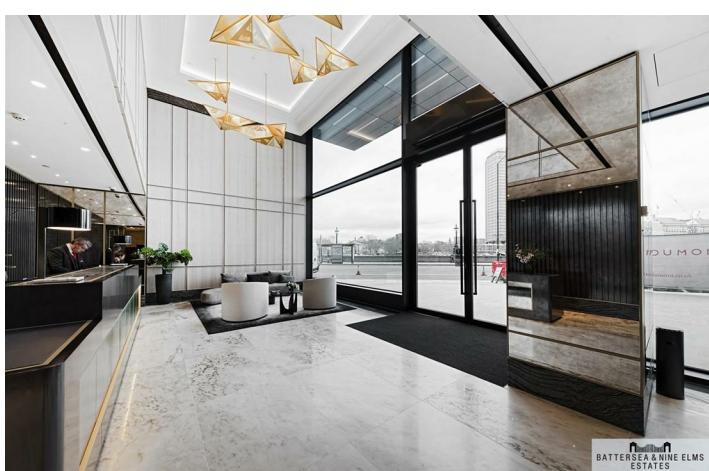
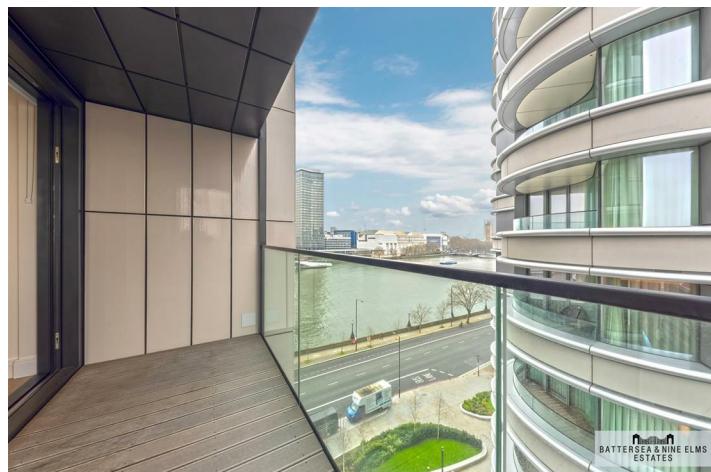
27 Albert Embankment London



- One bedroom
- Excellent transport links
- Gym
- One bathroom
- Underfloor heating & comfort cooling
- Swimming pool
- Wine cooler
- 24 Hour concierge
- Private cinema



Directions





**The Dumont,
Albert Embankment, SE1**
Approximate Gross Internal Area
60.55 sq m / 652 sq ft

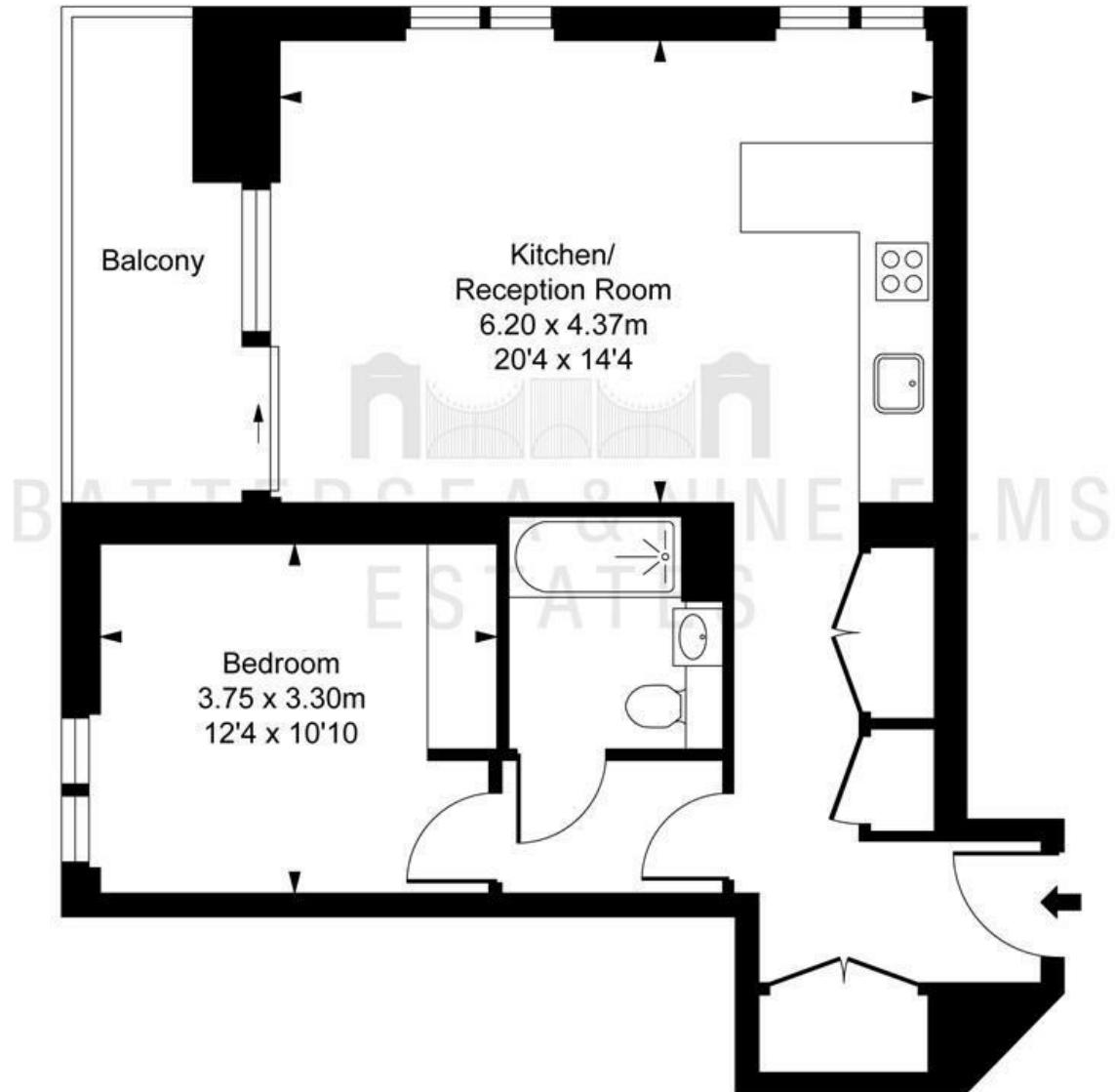


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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 | |

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