

Albert Embankment, London, SE1

Located on the South Bank of the River Thames, the Dumont is the final addition to the St James' trio of buildings on the Albert Embankment. This newly developed riverfront address offers stunning apartments with unparalleled views of the Palace of Westminster, Big Ben, The City, and beyond.

This one bedroom apartment features a spacious open-plan kitchen and living area with beautiful hardwood flooring, and offers SPECTACULAR views across the river. Tastefully designed, this property is finished to the highest standards.

Residents also benefit from a 24 hour concierge, gym, swimming pool and spa facilities, rooftop terrace, tenpin bowling and pool room.

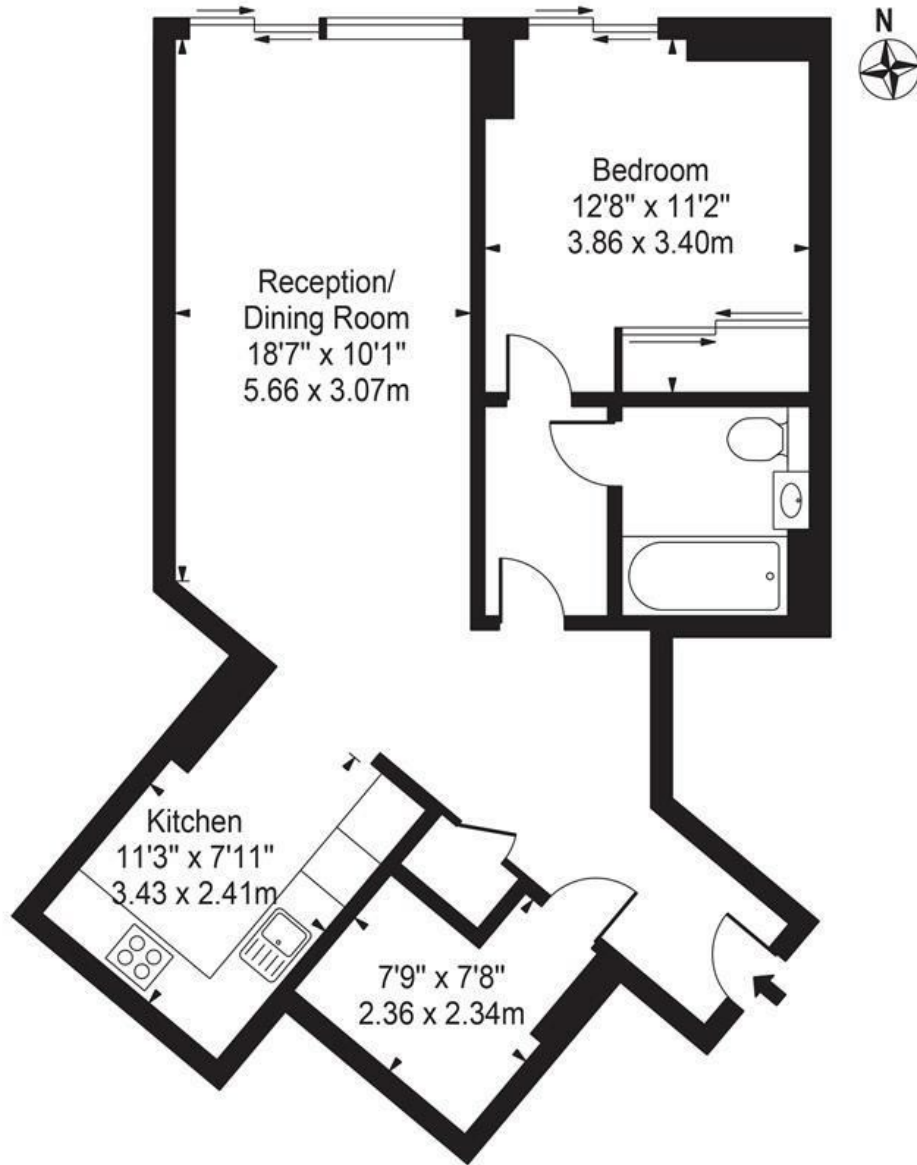
New build. Awaiting council tax band.
Tenure: 999 years

£890,000

- 24 Hour Concierge
- Access to Swimming Pool
- Residents' Tenpin Bowling & Pool Room
- Residents' Gym & Spa
- Rooftop Terrace
- Close to Main Transport Links
- Residents Lounge & Cinema
- New Build
- Ground Rent: £550 pa
- Service Charge: £7,104.48 pa

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Approx. Gross Internal Area 704 Sq Ft - 65.40 Sq M



Eighth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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