



Albert Embankment
London, SE1

Offers in Excess of £1,900,000

CHESTERTONS





A superb two bedroom apartment in the Dumont, the impressive development boast views across the river, overlooking landmarks including the London Eye, Battersea Power Station, the City and the Houses of Parliament.

The apartment offers a bright open-plan kitchen and living area that leads out onto a private balcony with impressive views. It includes two double bedrooms with built-in wardrobes, both with an en-suite bathroom, and ample storage space throughout.

Residents of this prestigious development enjoy exclusive access to a range of premium amenities, including a spa, indoor swimming pool, sauna and steam room, fully-equipped gym, private cinema room, games room, private dining room, bowling alley, and snooker room. Additionally, the development features a 24-hour concierge service, alongside an extensive selection of nearby shops, bars, restaurants, leisure facilities, and beautifully landscaped courtyards.

The apartment is ideally located within walking distance of Southbank, offering a wealth of entertainment options, including a wide array of bars, restaurants, theatres, and cinemas. For added convenience, there is a Tesco supermarket on-site, with Sainsbury's and Waitrose.

- Panoramic River Views: The apartment offers stunning, wide-ranging views of iconic London landmarks
- Elegant Open-Plan Design: A light-filled, open-concept living space perfect for entertaining or relaxing.
- Luxury En-Suite Bedrooms: Two spacious double bedrooms feature built-in storage and private.
- Exclusive Residents' Amenities: Enjoy access to a private spa, pool, cinema.
- Dedicated Concierge Service: A 24-hour concierge ensures convenience and security.
- Prime Southbank Location: Situated within walking distance of vibrant cultural venues.

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
89-92 A		
81-88 B	86	86
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 999 years from 1 January 2013

Service Charge: £13,870 per annum (approximately)

Ground Rent: £800 per annum

Local Authority: Lambeth

Council Tax Band: H

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

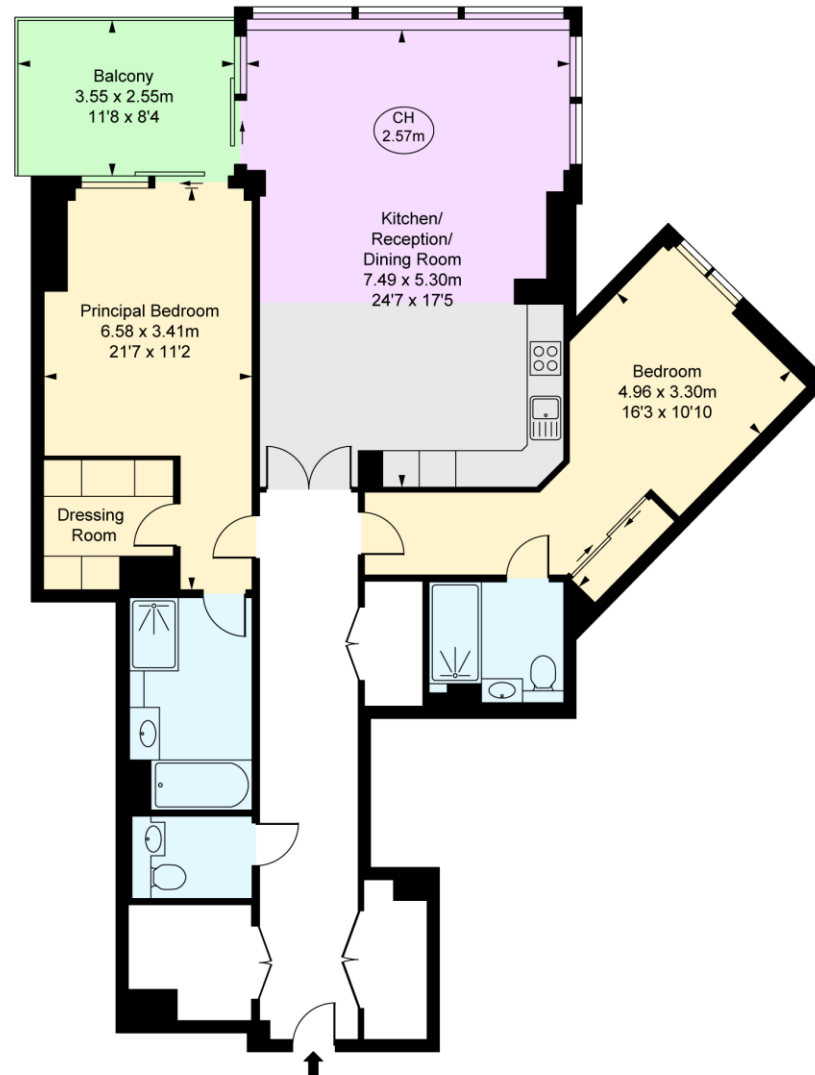
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The Dumont,
Albert Embankment, SE1
Approximate Gross Internal Area
117.85 sq m / 1,269 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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