



## Dumont, Albert Embankment

**Asking Price £1,900,000**

A stunning two bedroom, two bathroom apartment situated in the sought after Dumont development located on the banks of the River Thames. Beautifully finished throughout, this apartment offers over 1,000 sq ft of luxury accommodation, featuring high specification design and an abundance of natural light. Appliances include a dishwasher and a combination washing machine / dryer, in addition to underfloor heating and comfort cooling.

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)

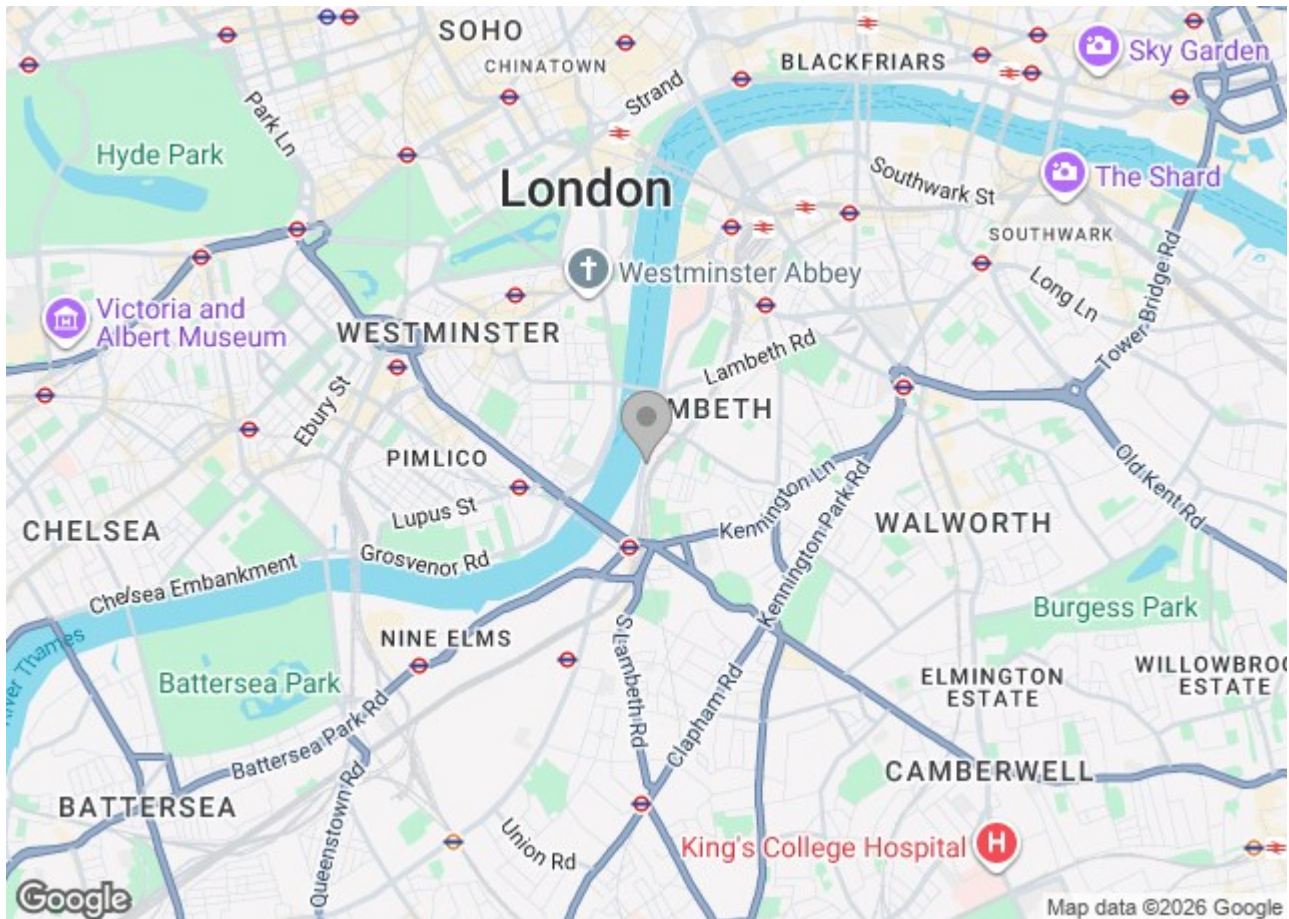
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

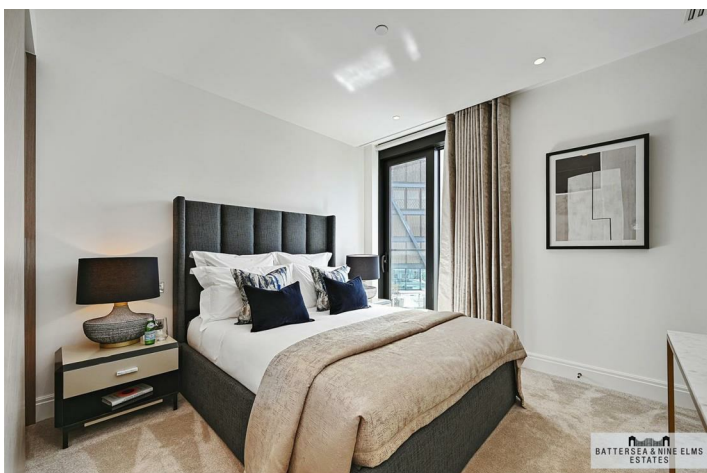
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

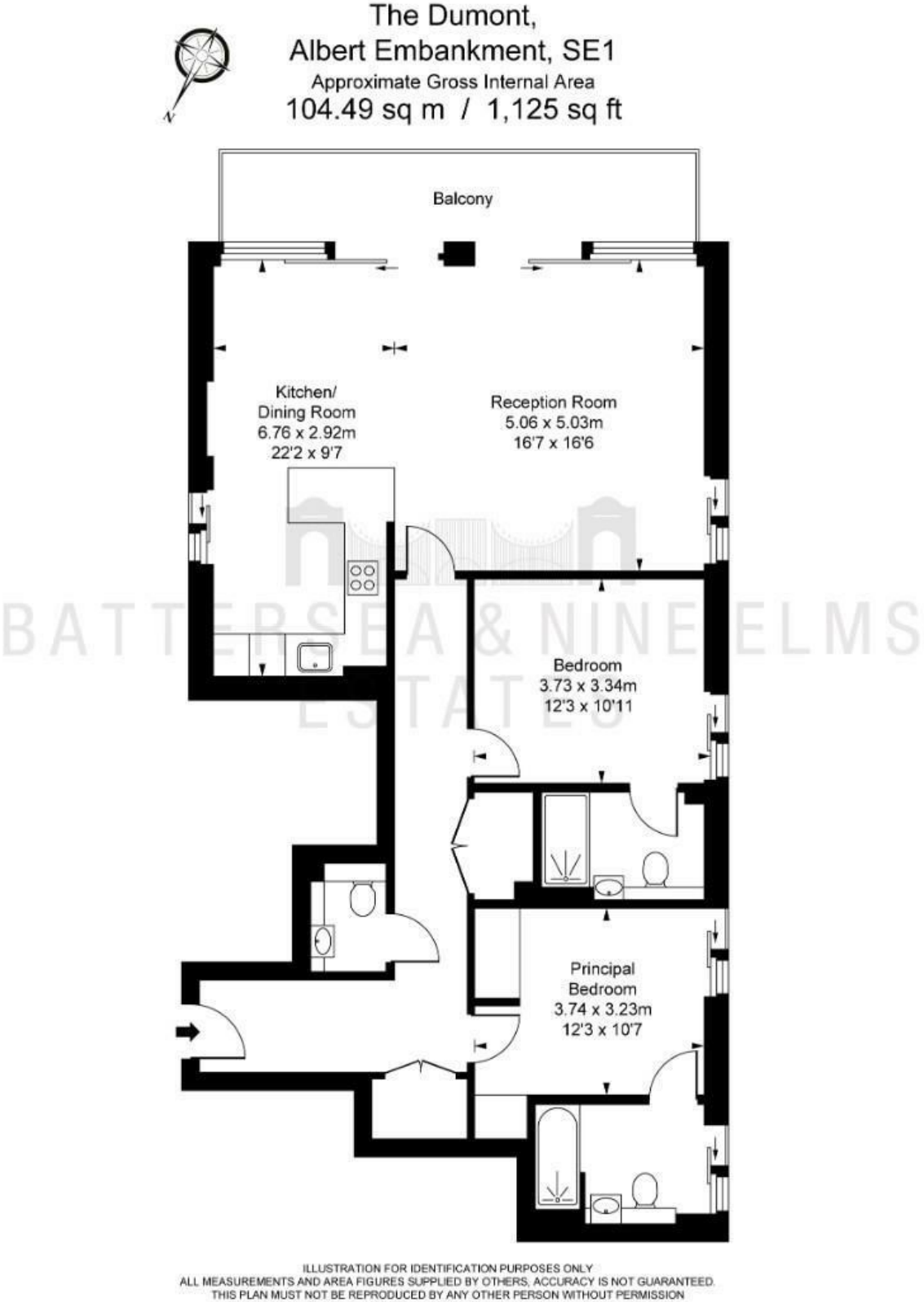
## 27 Albert Embankment London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Swimming pool & gym
- Outstanding communal facilities
- Short walk to Vauxhall station







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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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