



## The Dumont, Albert Embankment

**Asking Price £725,000**

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 of The River Thames. The property benefits from contemporary design, fully fitted Miele appliances, wine cooler and comfort cooling. The property also comes with a secure storage cage.

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.

Approximately 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: G (Lambeth)

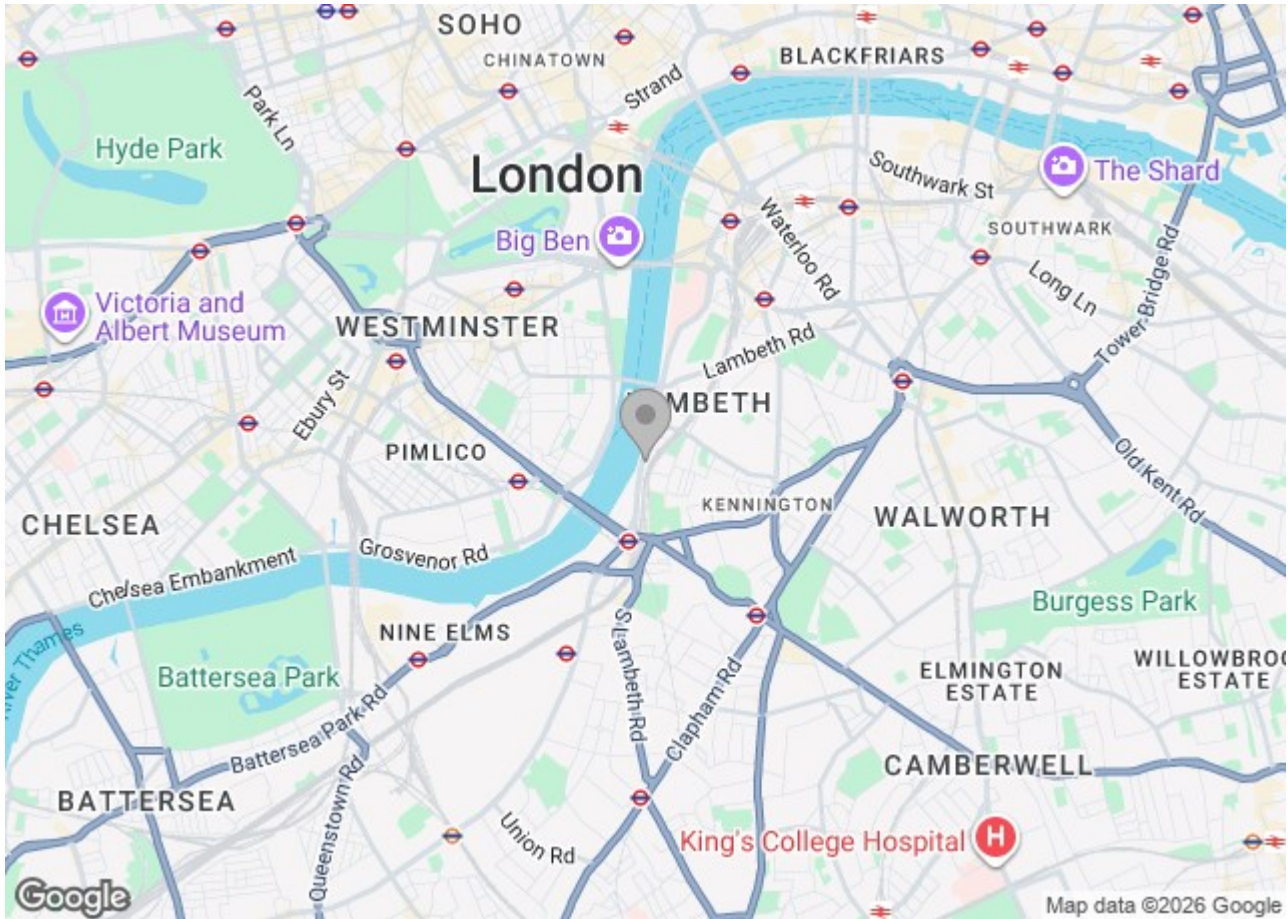
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking  
No | Cladding: EWS1 Certificate available

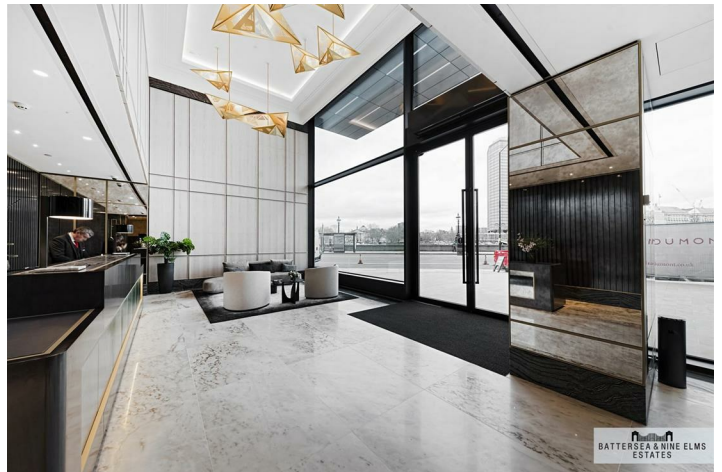
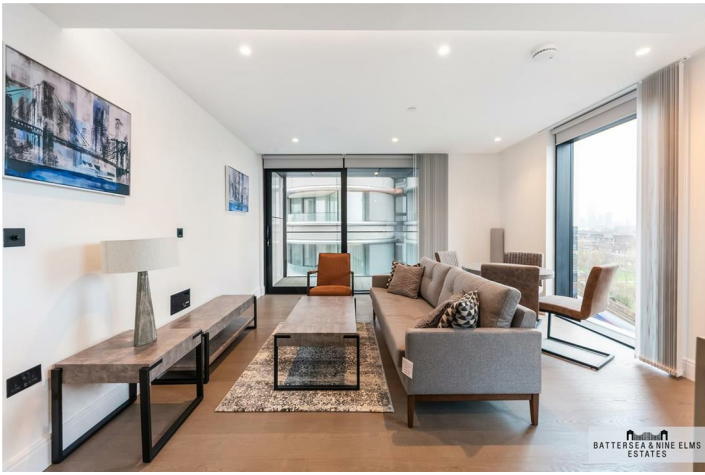
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

# 27 Albert Embankment London



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







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

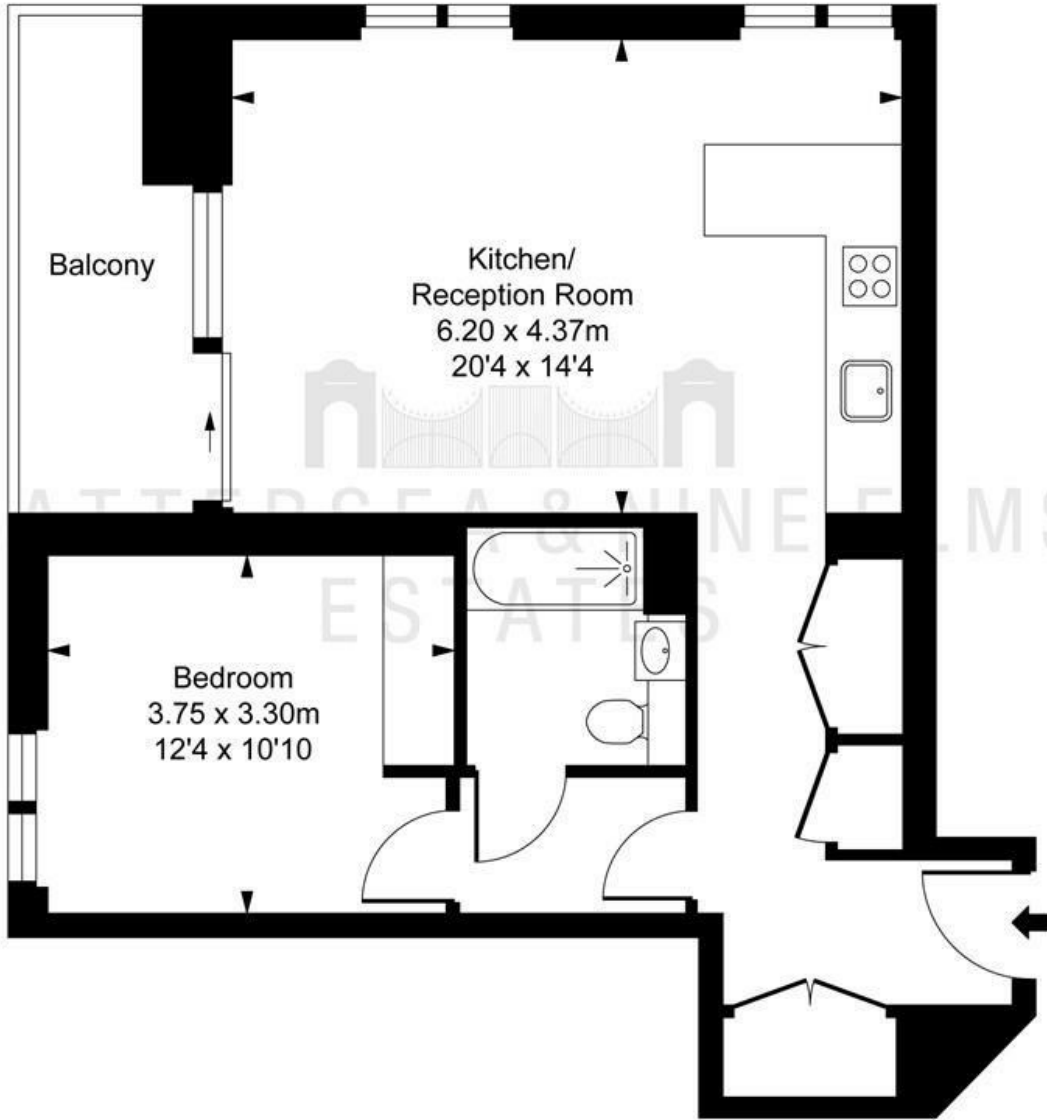


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		84	84	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		92	92
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	