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Dumont, Albert Embankment

Offers In Excess Of £2,000,000

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



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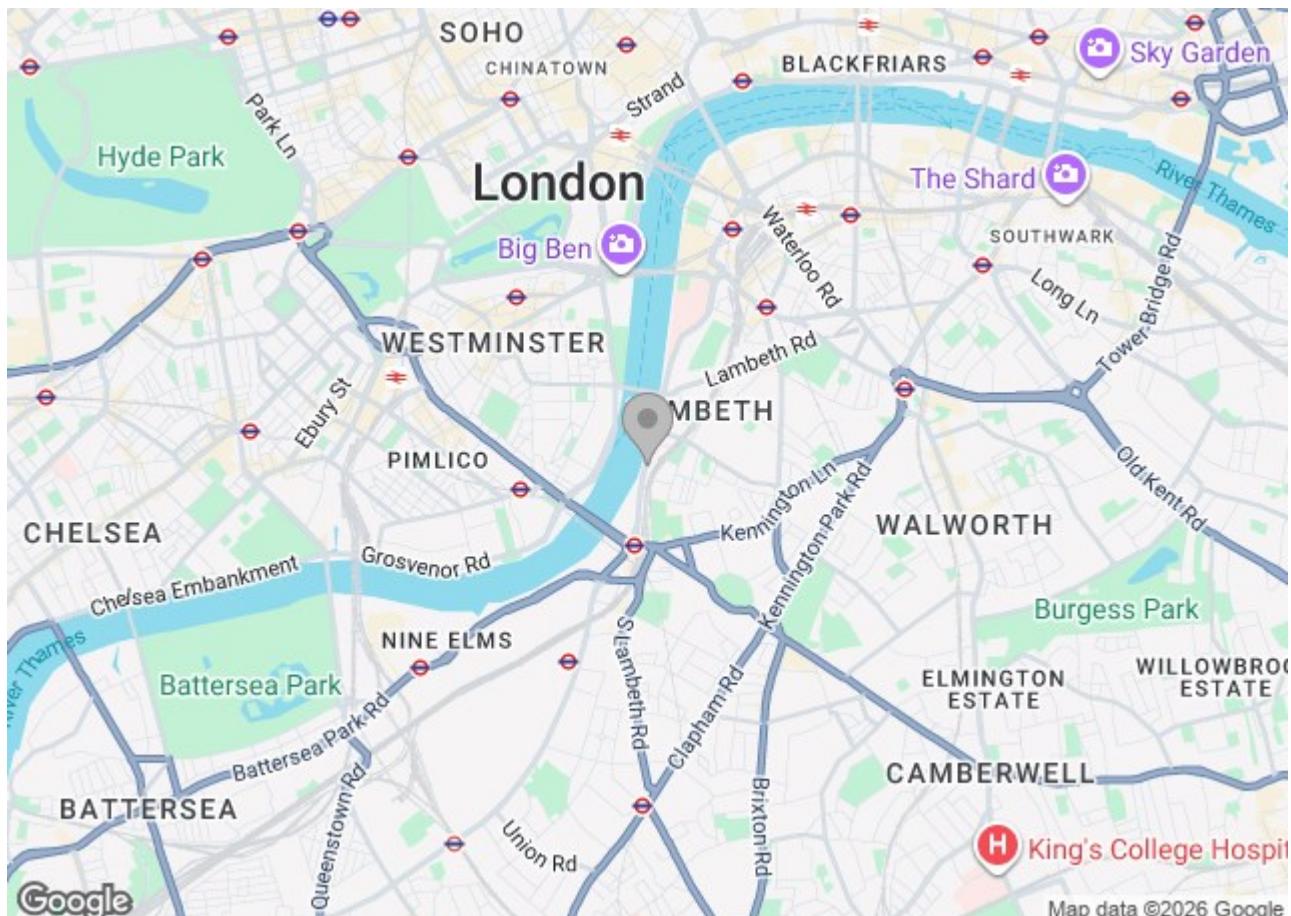


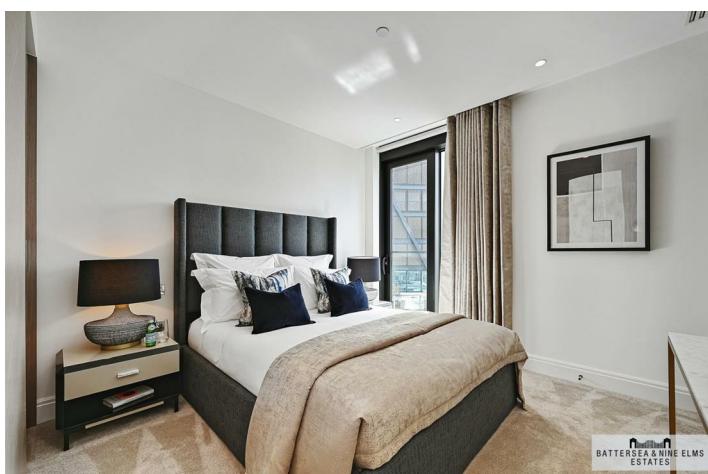
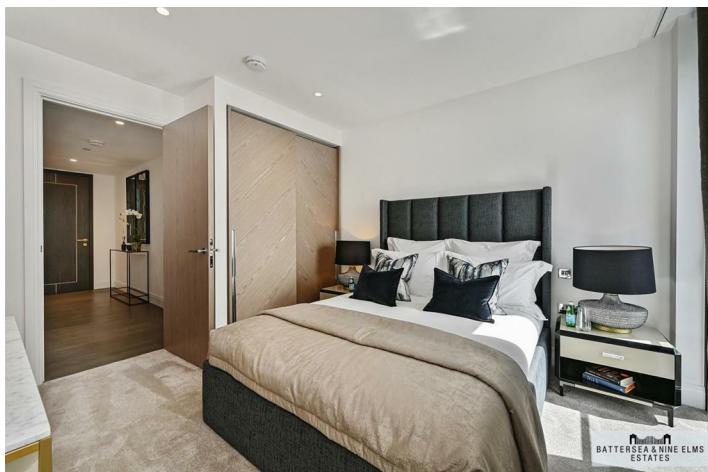
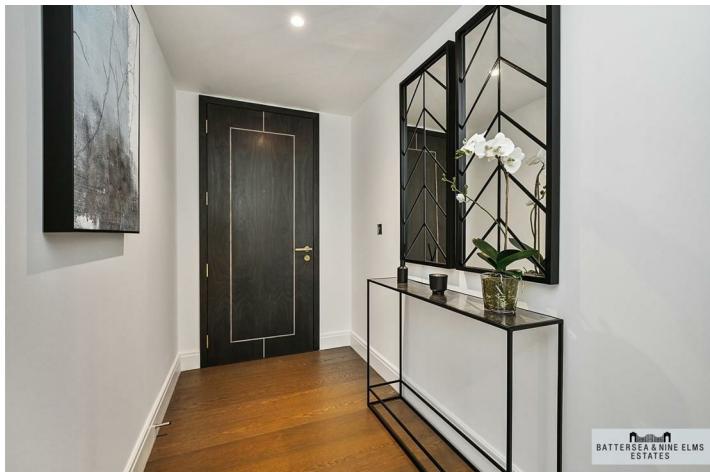
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- Two double bedrooms
- Swimming pool & gym
- Two bathrooms (one en suite)
- Outstanding communal facilities
- 24 Hour concierge
- Short walk to Vauxhall station





Floor Plan

**The Dumont,
Albert Embankment, SE1**
Approximate Gross Internal Area
104.49 sq m / 1,125 sq ft

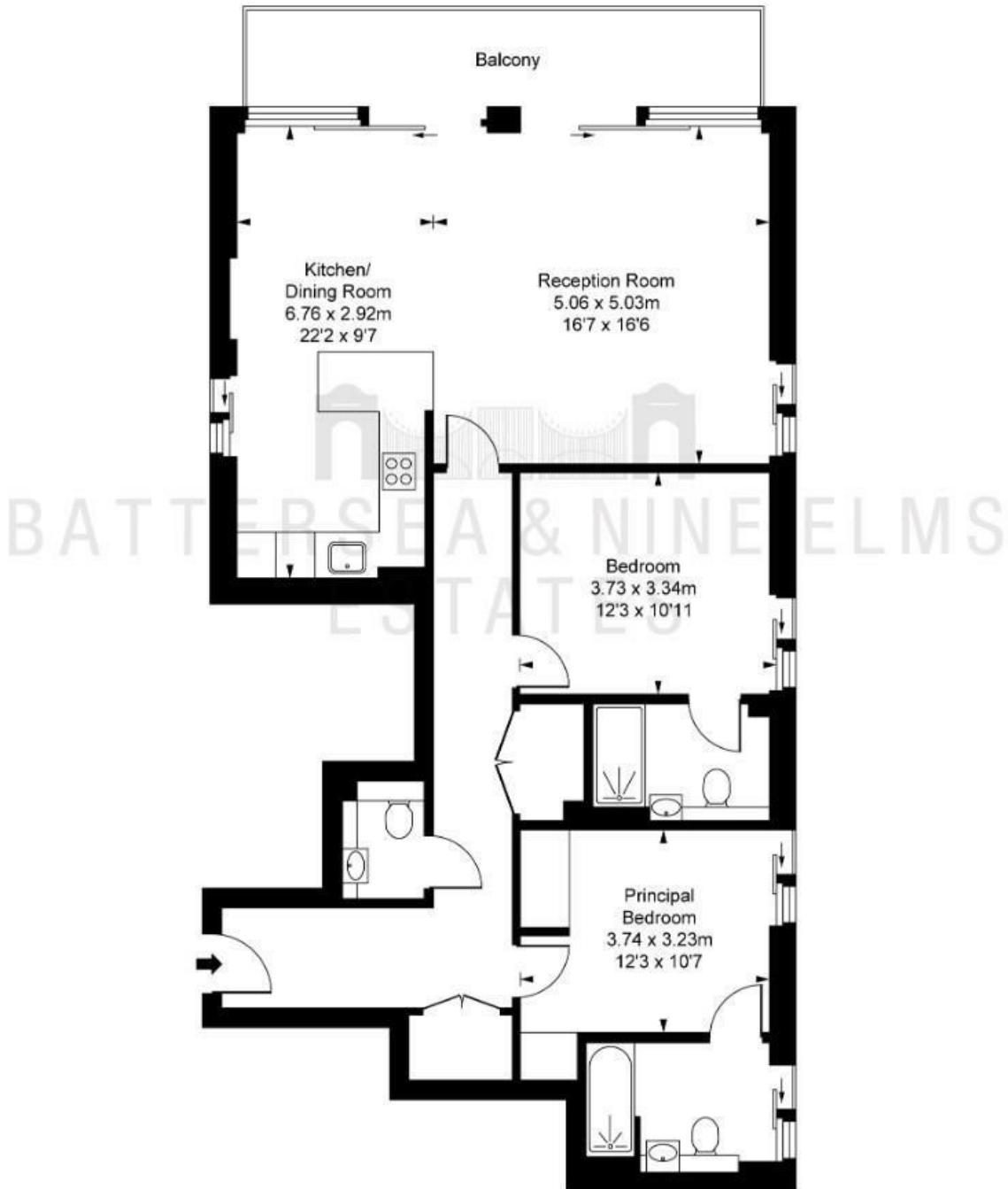


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		85	85
(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	

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	