

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
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27 Albert Embankment London

£1,350 Per Week

Featuring direct River views, this stunning two bedroom property offers over 1,000 sq ft of luxury accommodation.

Comprising of two double bedrooms, two bathrooms (one en suite) and an open plan kitchen/ reception room, the apartment also features under floor heating & comfort cooling.

The Dumont delivers outstanding resident facilities which include a 24 hour concierge, residents gym, swimming pool & spa, in addition to a private cinema suite, bowling alley and access to the Skyline Club Lounge in the sister development of The Corniche.

Council Tax Band: Lambeth - H

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,350 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre

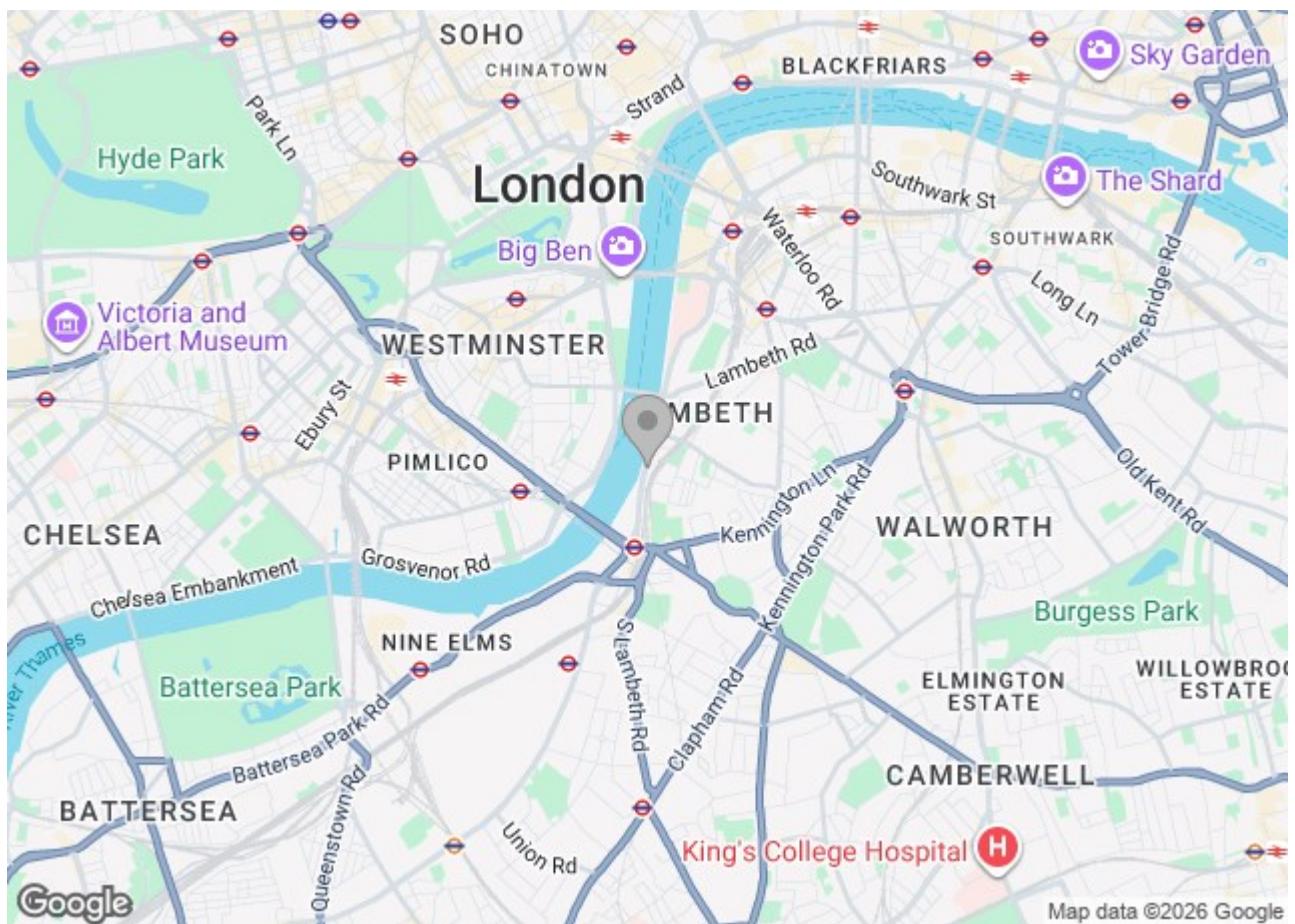
To check broadband and mobile phone coverage please visit Ofcom.

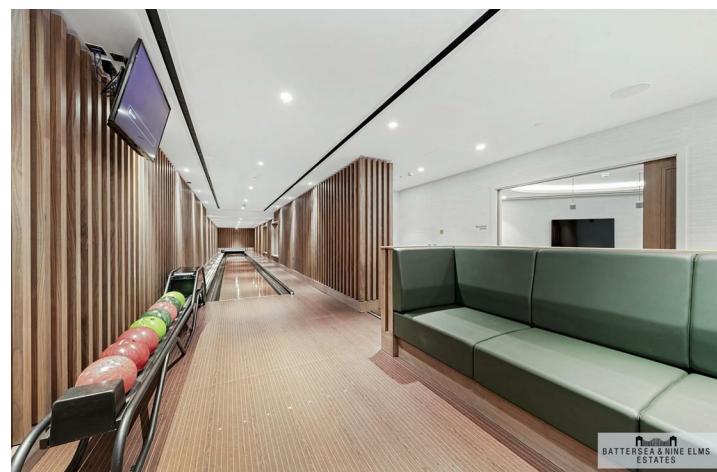
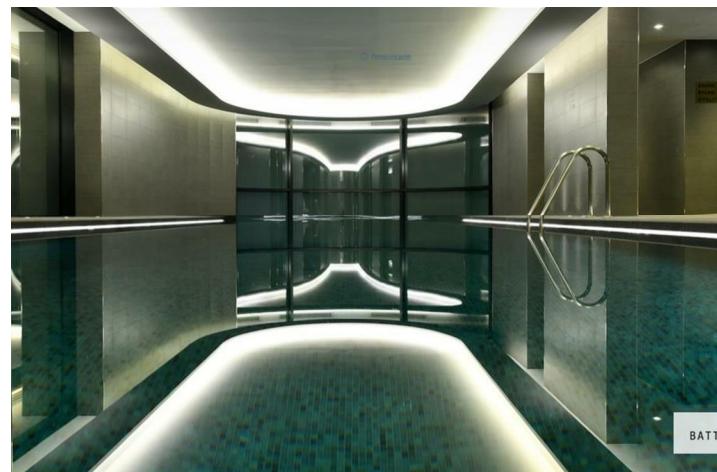
To check planning permission please visit Lambeth Council Website Planning & Building Control

27 Albert Embankment London



- Two double bedrooms
- 24 Hour concierge
- Access to the Skyline Club Lounge in the sister development of The Corniche.
- Two bathrooms (one en suite)
- Residents' gym & swimming pool
- Excellent transport links
- Private balcony
- Residents' cinema suite and bowling alley





Floor Plan

The Dumont, Albert Embankment, SE1

Approximate Gross Internal Area
118.48 sq m / 1,275 sq ft

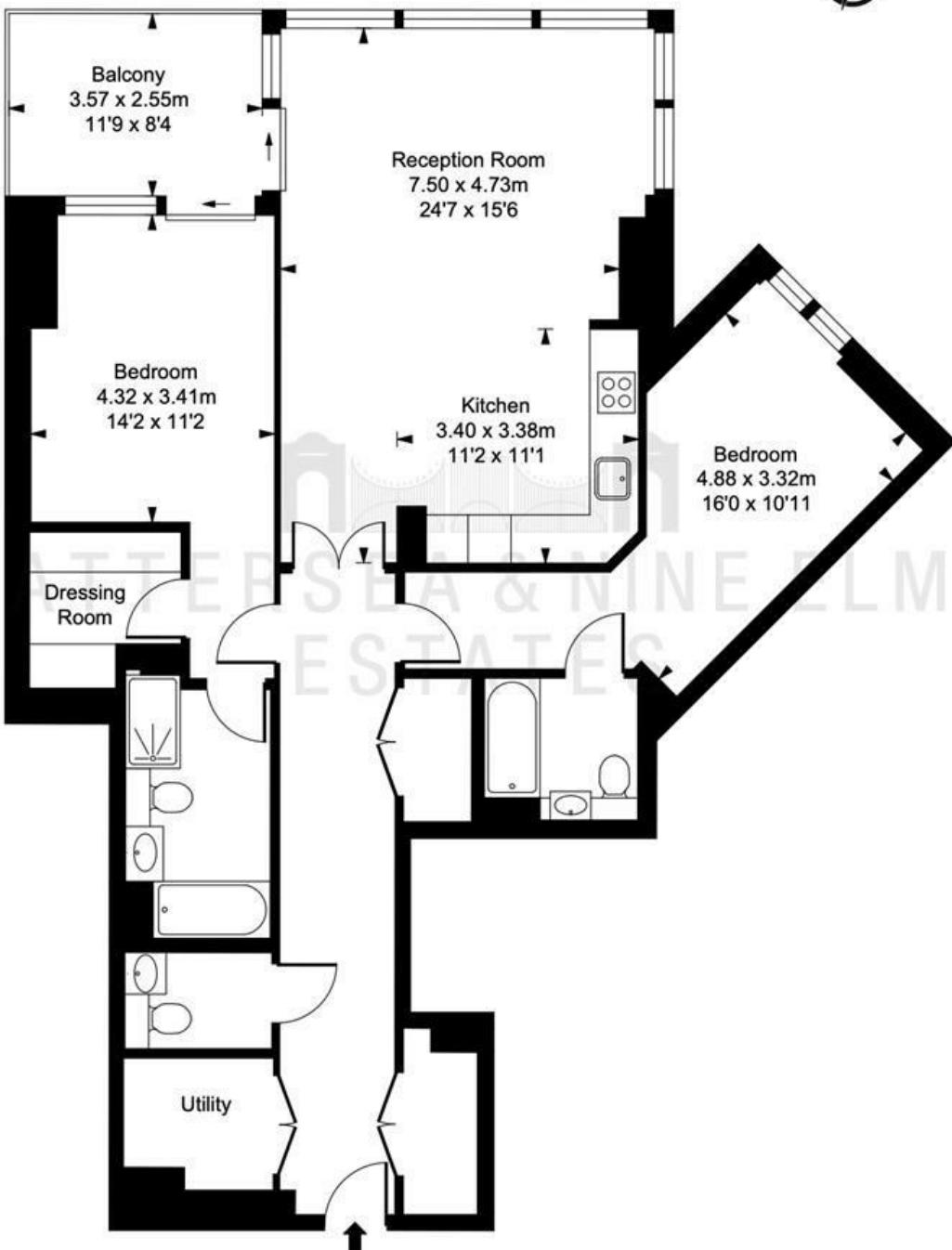


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		
(81-91)	B	83	83
(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	