



2 bedroom apartment for sale £1,750,000  
The Dumont, Albert Embankment

# The Dumont, Albert Embankment

Guide Price £1,750,000

A direct river and Westminster facing two bedroom apartment of approx. 815 sq.ft (75.7 sq.m) on the 5th floor of The Dumont, a landmark development by St James located on the River Thames. Underground parking is included. This property benefits from an open plan reception room with fully fitted interior designed kitchen with Miele/Siemens appliances views of the River Thames, Big Ben, Parliament and the City. Two luxury bathrooms, a utility cupboard with good storage.

Residents have access to luxurious health and well-being facilities, including a gym, infinity pool and spa along with ten-pin bowling, games room, private cinema, residents' club lounge and private roof terrace on the 12th floor.

Albert Embankment is situated between the cultural South Bank and the new Embassy district of Nine Elms between Lambeth and Vauxhall Bridge.

Tenure: Leasehold (999 years)



2 bedroom apartment for sale | 815ft<sup>2</sup>

**Tenure:** Leasehold

**Ground Rent:** £750 per annum

**Service Charge:** £7,800 p/a

**LondonDom.com**

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Dumont,  
Albert Embankment, SE1



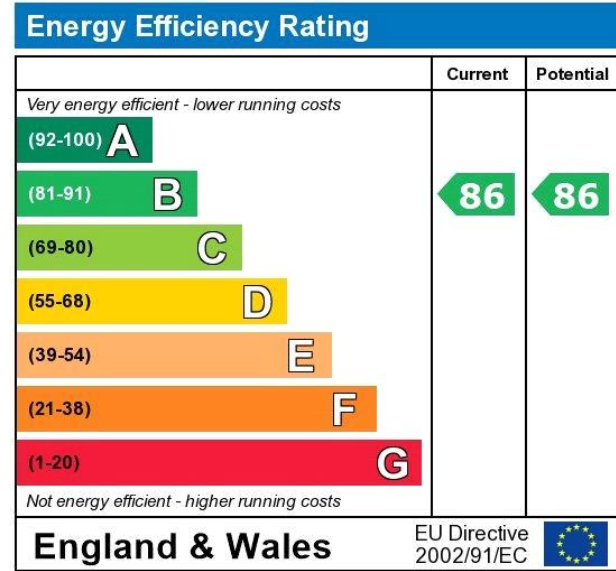
Fifth Floor

Approx Gross Internal Area 820 Sq Ft - 76.18 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.40276

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.