



## The Dumont

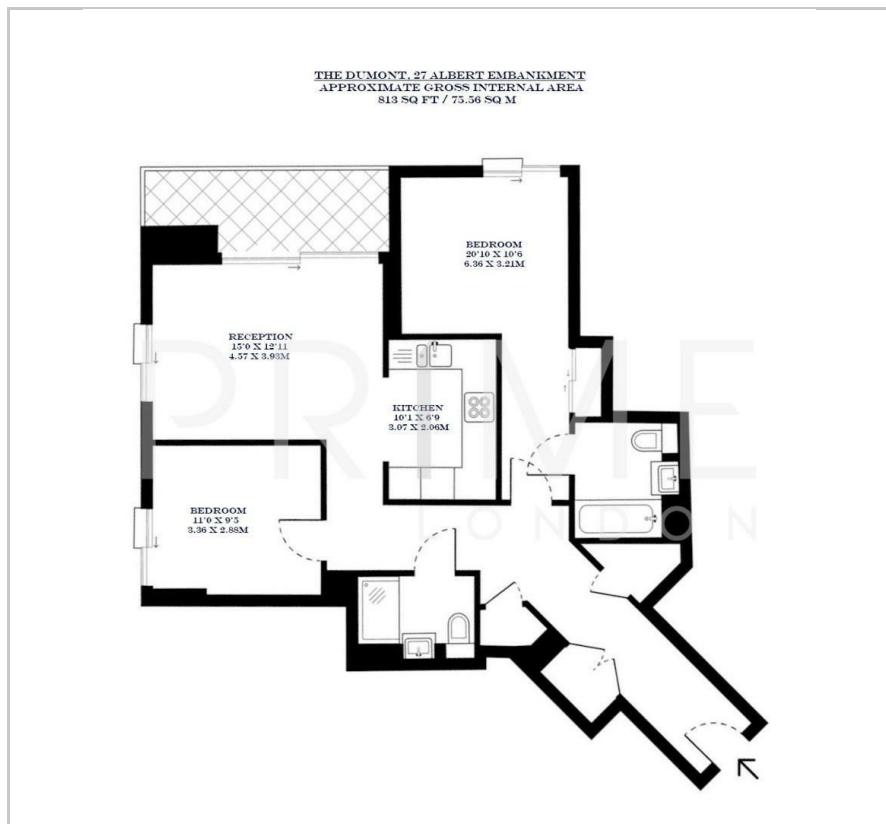
27 Albert Embankment, SE1 7AP

Asking Price £1,500,000

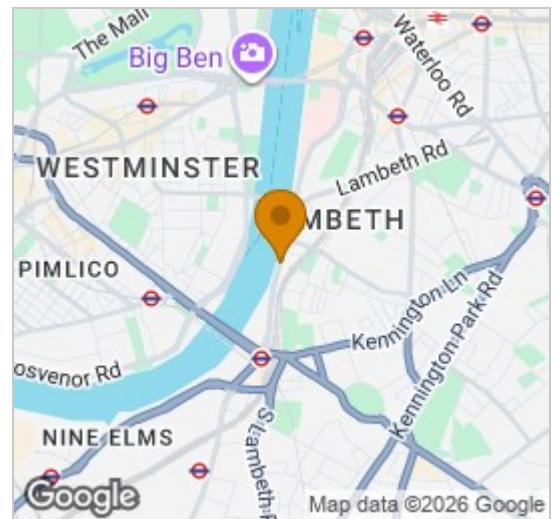


2 2 1 B

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-90)	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	

## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- **Stunning two bedroom** ■ 813 sq ft (75.56 sqm) apartment
- Direct views of the River ■ Infinity pool, gym and spa facilities
- Twelfth floor residents' ■ 24 hour concierge lounge

This beautifully presented and elegantly finished two bedroom apartment of 813 sq ft (75.56 sqm), with direct views of the River Thames, is available within The Dumont to purchase through Prime London.

Facilities include ten pin bowling & games room, twelfth floor residents' lounge, dining room and roof terrace, 24 hour concierge and an infinity pool, gym and spa facilities located in The Corniche. The building also benefits from exquisite views across one of the most famous stretches of the river.

The Dumont completes the St James' trio of buildings on the Albert Embankment, situated between the cultural South Bank and the new Embassy District of Nine Elms.



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.