



Albert Embankment, London **SE1**

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The Dumont is a landmark residential development, from St James, part of the Berkeley Group, comprised of a mixture of apartments and penthouses designed by David Walker Architects. The Alta Collection is an exclusive portfolio of four bedroom homes within The Dumont framed by open living spaces to showcase the far-reaching waterside views towards Chelsea, Battersea, the City and The Houses of Parliament. This Zone 1 location benefits from convenient transport connections, being within a short walking distance to Vauxhall national rail station and underground station connecting residents to the City and West End. For a more scenic route into central London, the Thames Clipper is accessible from Vauxhall St George Wharf Pier.



Guide price: £7,500,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £24,469.96 per annum, reviewed yearly, next review due 2024

Ground rent: £1,250 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Lambeth

Council tax band: H





Welcome to luxury living on the 26th floor with this spectacular four bedroom, four-bathroom apartment that spans the entire floor, offering breathtaking panoramic views of the Thames River. This meticulously designed residence features a perfect blend of elegance and modern convenience, providing an unparalleled living experience.

The apartment has a spacious open-plan living room, kitchen with integrated Miele appliances, and dining area, creating a seamless flow and an ideal space for entertaining. Floor-to-ceiling windows throughout the residence flood the space with natural light, enhancing the sense of openness and providing unparalleled vistas of the iconic Thames River. The dining and living areas both open out on to a balcony. The separate utility room adds convenience to daily living, offering ample storage space and laundry facilities discreetly tucked away.

This exceptional apartment offers four well-appointed bedrooms, three with their own en suite bathroom, providing residents with the utmost privacy and comfort.

The principal bedroom is a true sanctuary, boasting its own dressing room and access to a second private south-facing balcony. The fourth double bedroom/study has access to a separate shower room.

This residence not only offers exclusivity but also provides residents with access to a range of premium amenities, including concierge services, a fitness centre, and secure parking.







An Immaculate
riverfront
apartment spread
over an entire floor
located on Albert
Embankment with
fantastic views.



THE DUMONT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2582 SQ FT - 239.89 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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TWENTY SIXTH FLOOR



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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