

0247 401 2020 | [enquiries@globalhouseestates.com](mailto:enquiries@globalhouseestates.com)

## THE DUMONT, ALBERT EMBANKMENT, LONDON

£1,999,000.00



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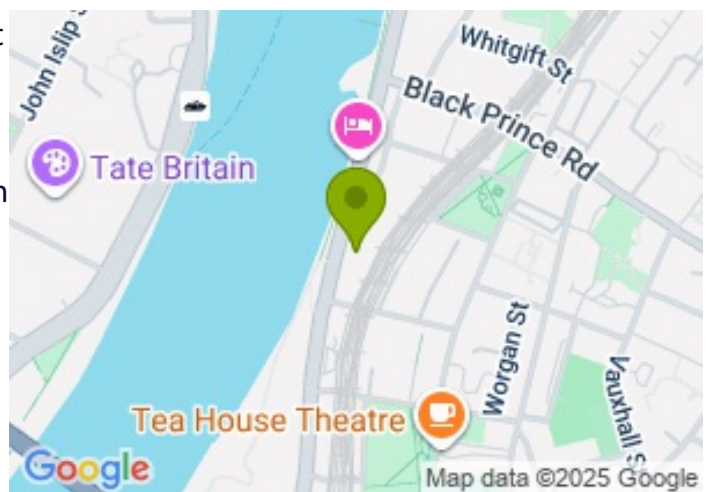


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FOR SALE



- Luxurious 2 bedroom-3 bathroom apartment
- Secure underground parking space
- Spectacular views of the River Thames, the House of Parliament, Big Ben and the London Eye
- Large private balcony
- 24/7 concierge service, gym, indoor pool, spa, Skyline Club Lounge, private cinema and bowling facilities
- 1,275 sq. ft of internal space
- Excellent location



## Property Description

GHE is proud to present this immaculately presented 2 bedroom 3 bathroom apartment in The Dumont – one of London's most prestigious riverside developments.

Located on the fifth floor with incredible duplex-style views across the River Thames, Houses of Parliament, and London's skyline, this spacious apartment offers 1,275 sq ft of well-designed living space.

The property features an open-plan kitchen and living area, framed by floor-to-ceiling windows that flood the space with natural light. The 98 square feet private balcony offers a front-row seat to some of the capital's most iconic landmarks.

Both double bedrooms come with en-suite bathrooms, and the principal bedroom also benefits from a walk-in wardrobe. There is a guest WC, excellent storage throughout, comfort cooling, and underfloor heating. A secure underground parking space is also included!

Residents enjoy access to a wide range of luxury amenities, including a 24-hour concierge, gym, indoor pool, spa, roof terrace, Skyline Club Lounge, private cinema, and even a ten-pin bowling alley.

The Dumont is part of the acclaimed St James River Collection and is ideally located for Vauxhall, Westminster, and the South Bank, with excellent transport links via the Victoria Line, Northern Line, and Thames Clipper.

Length of lease: approximately 994 years remaining

Service charge: circa £14,200 per annum

Ground rent: £800 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footage are approximate and may be verified by consulting a professional architect or engineer.

## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

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# Floor plan

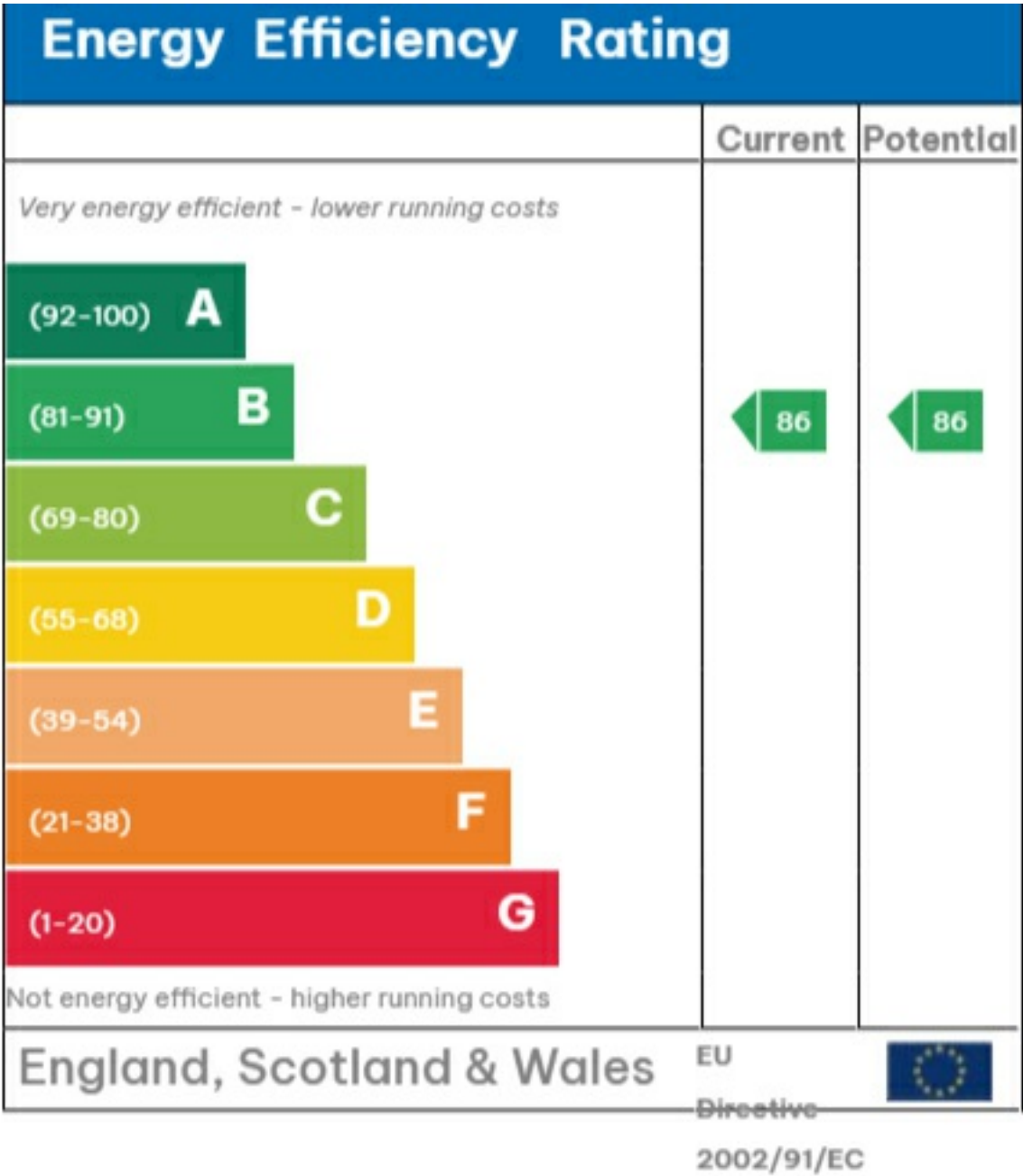


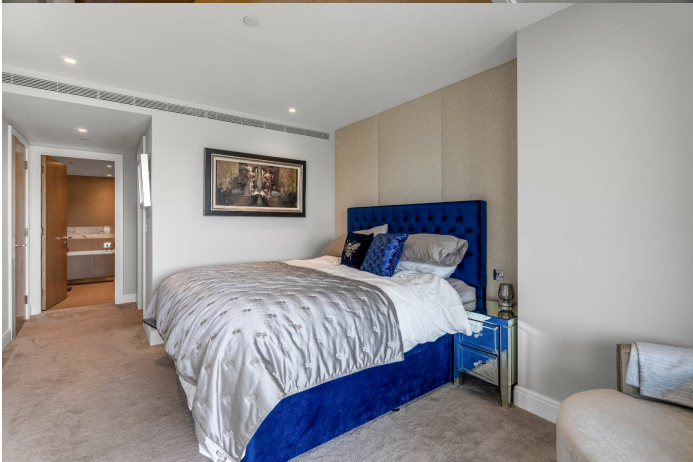
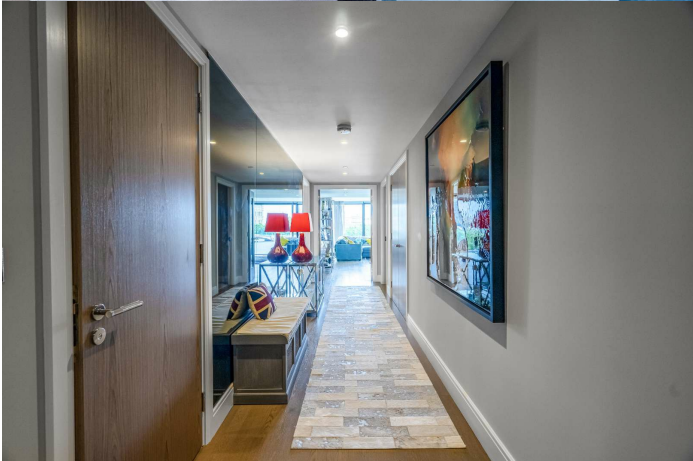
**Living Room** 4.73 x 7.50 m (15'6" x 24'7")  
**Kitchen** 3.38 x 3.40 m (11'1" x 11'2")  
**Bedroom 1** 3.41 x 4.32 m (11'2" x 14'2")  
**Bedroom 2** 3.32 x 4.88 m (10'11" x 16'0")  
**Dressing Room** 1.60 x 2.12 m (5'3" x 7'0")  
**Total Internal Area** 118.48 m<sup>2</sup> = 1,275 ft<sup>2</sup>  
**Total External Area** 9.11 m<sup>2</sup> (98 ft<sup>2</sup>)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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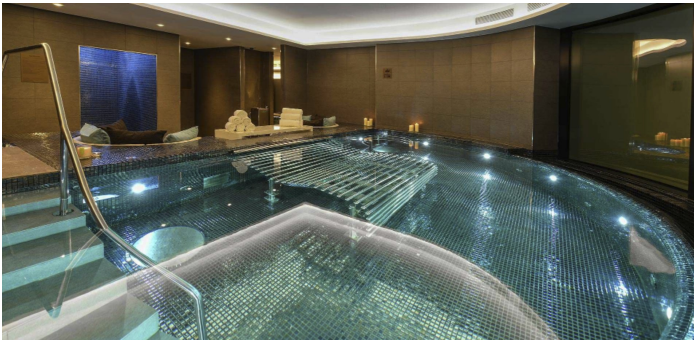
















35a St Georges Road, London,  
SE1 6EW  
+44 (0) 207 401 2020

<https://globalhouseestates.com>

Level 24, Lee Garden One,  
33 Hysan Ave, Causeway Bay,  
Hong Kong  
+852 3963 8411