

THE DUMONT

ALBERT EMBANKMENT



Alta Collection

“The composition of The Dumont maximises the fantastic views and 360 degree panorama of London with arguably its jewel, the Houses of Parliament right in its centre.”

David Walker, Architect

HOUSES OF
PARLIAMENT

LONDON
EYE

SOUTHBANK
CENTRE

MILLBANK

RIVER
THAMES

ST PAUL'S
CATHEDRAL

THE
CITY

THE
SHARD

THE DUMONT

THE
CORNICHE

MERANO

THE DUMONT

2 / 3

THE HOUSES OF
PARLIAMENT

THE CITY

SUNRISE

E

N

ALTA
COLLECTION

S

W

RIVER
THAMES

SUNSET

Welcome to The Dumont

The final and central building to complete the Albert Embankment Plaza, which is situated on central London's unique north to south stretch of the River Thames.

Orientated to enjoy outstanding and enviable views of the capital, The Dumont has views which take in Westminster, the Houses of Parliament, the London Eye and the City.

Over the last 10 years St James has transformed a collection of 1960's office buildings, widely regarded as one of central London's prime riverside regeneration areas, into a vibrant place to live, work, relax and socialise.

The three buildings that make up Albert Embankment Plaza, all have striking architectural styles, brought to life by the world's leading architects Foster + Partners, David Walker Architects and Rogers Stirk Harbour + Partners. Art installations and landscaping have been carefully curated to form an elegant new plaza with shops, bars and restaurants.



THE
CORNICHE

THE DUMONT

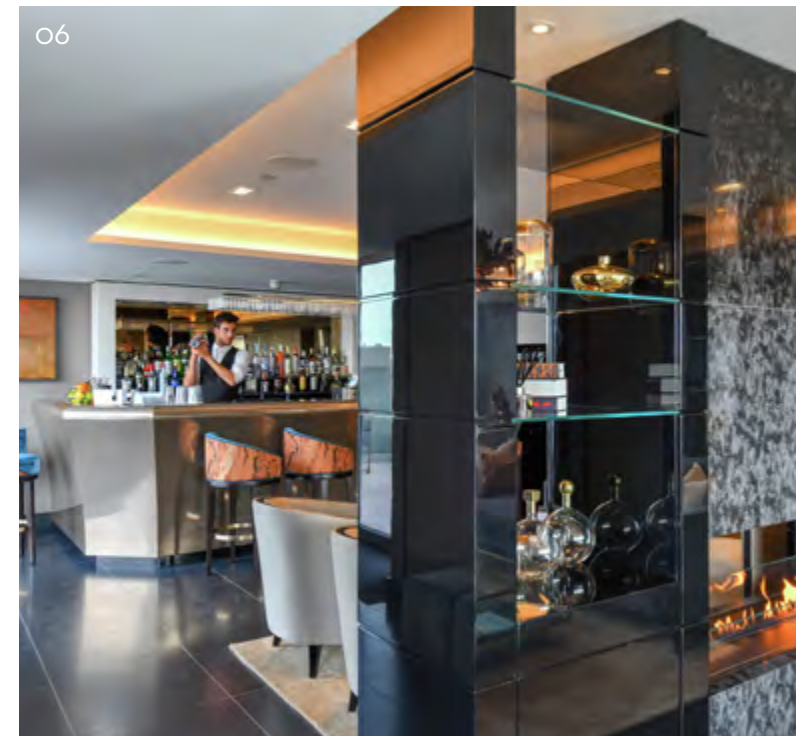
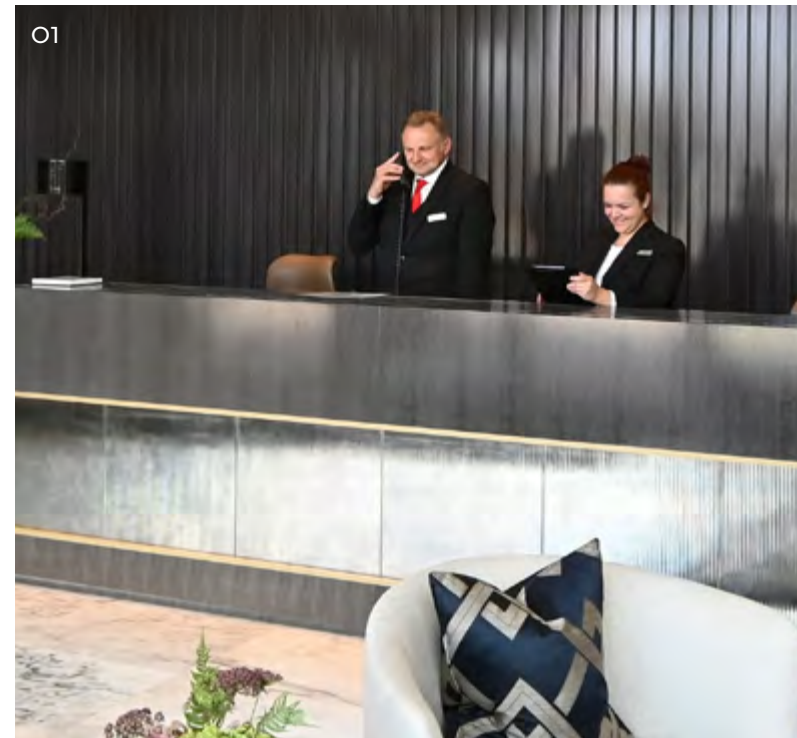
MERANO

Introducing the Alta Collection, the final phase of homes at The Dumont, set across the upper floors of this 30-storey building. A bespoke collection of just seven lateral apartments, with breathtaking 360 degree views taking in some of the most famous landmarks in London.

Residents' facilities

St James has created world-class facilities for the residents at The Dumont which include:

- | | |
|---------------------------|------------------------|
| 01 24-hour Concierge | 07 Secret Garden |
| 02 Bowling | 08 Cinema |
| 03 Pool Room | 09 Screening Room |
| 04 Swimming Pool | 10 Residents' Lounge |
| 05 Vitality Rooms and Gym | 11 Private Dining Room |
| 06 Skyline Club Lounge | |



Concierge and Lobby

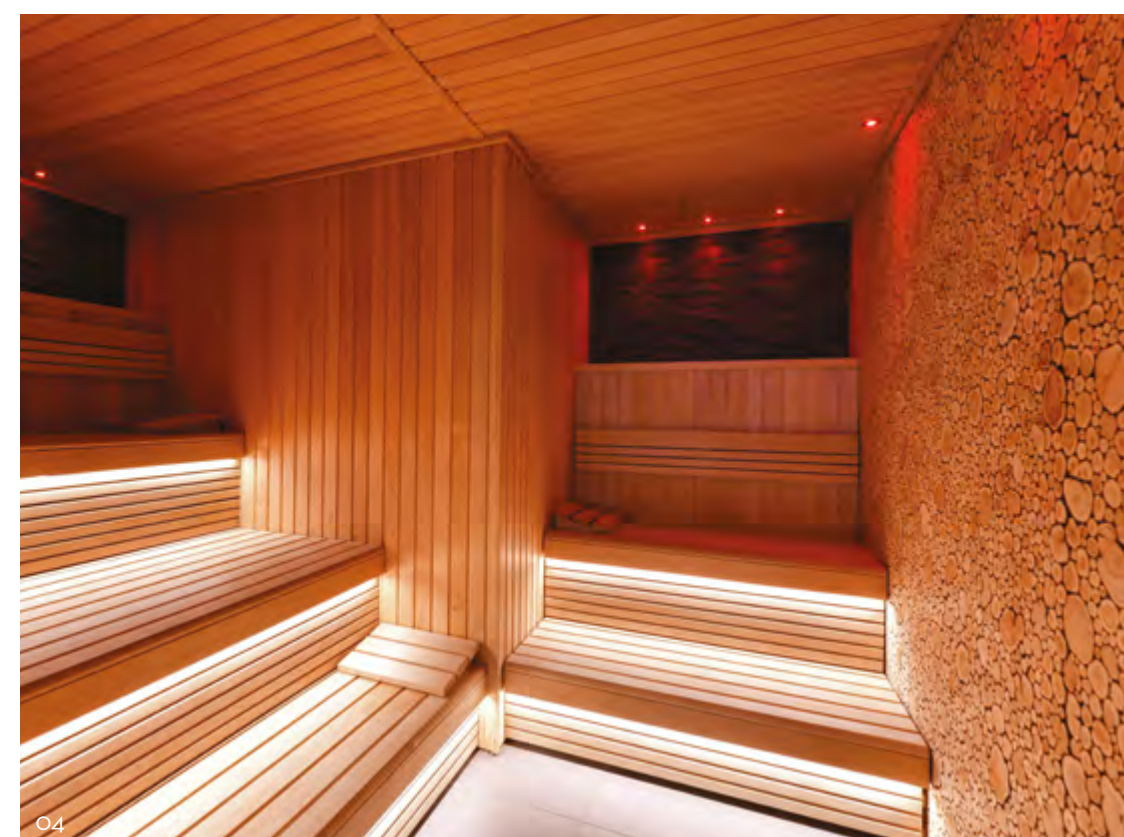
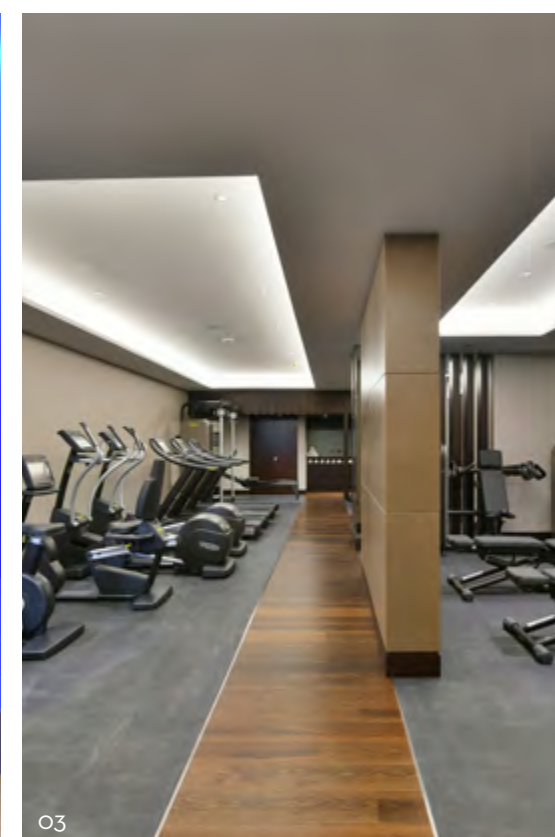
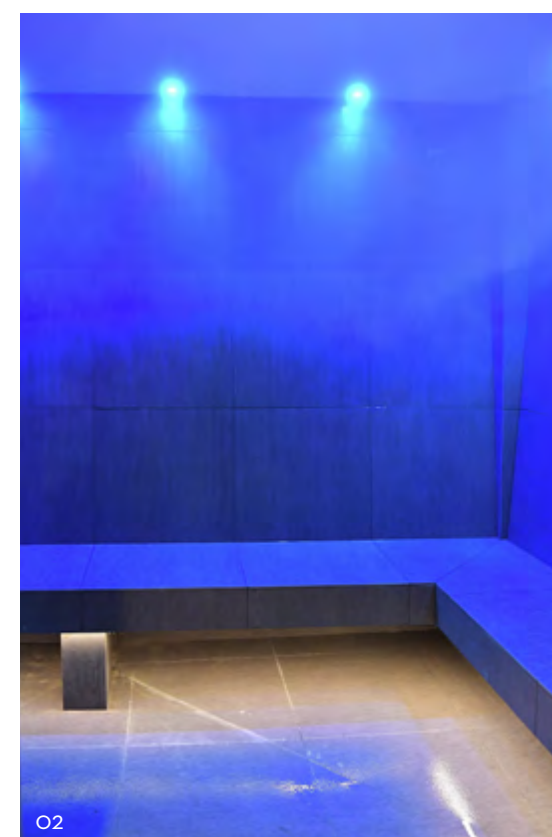


*Swimming Pool,
Vitality Rooms
and Gym*





The Vitality Rooms provide a place for residents to wind down, work out or be pampered, with a menu of luxurious spa treatments, an indoor infinity pool and a state-of-the-art fitness centre.



- 01 Vitality Pool
- 02 Steam Room
- 03 Gym
- 04 Sauna

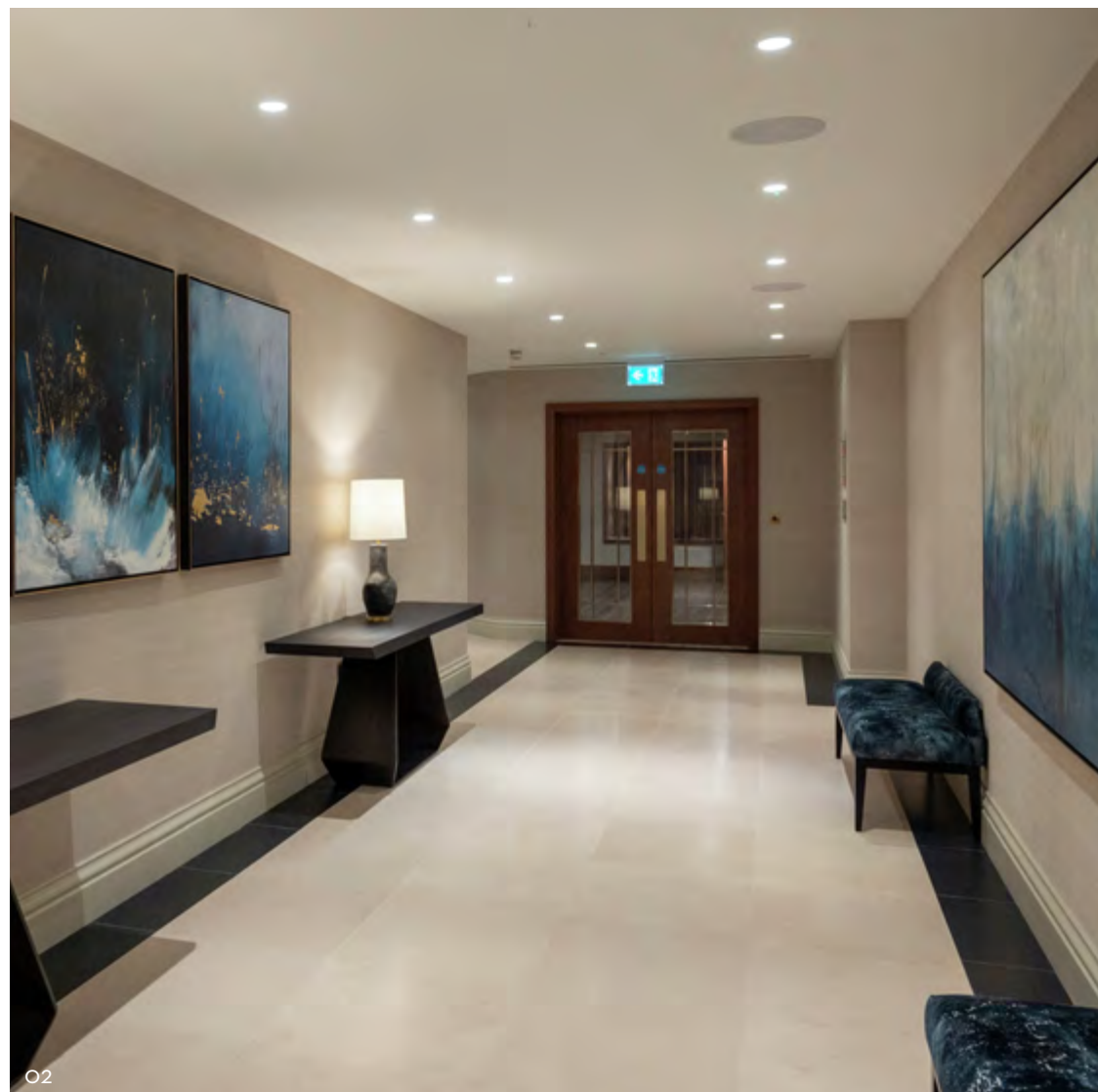


Bowling

St James' vision is to create a relaxing, revitalising and entertaining experience through a unique collection of carefully managed spaces.



- 01 Screening Room
- 02 Gallery
- 03 Pool Room



The Residents' Club

Seamlessly combining the best of contemporary and classic style, with intimate but social spaces creating a private members club feel. Located on level 12, incorporating lounge rooms, private dining and a secret garden.



Private Dining Room





The Skyline Club, Lounge and Terrace

Enjoy the luxurious surroundings and extraordinary views of the Skyline Club Lounge and Terrace, on the 19th floor of The Corniche.



The Alta Collection

The Clairmont, The Belmont and The Larchmonts are the finest and most prestigious apartments within The Dumont.

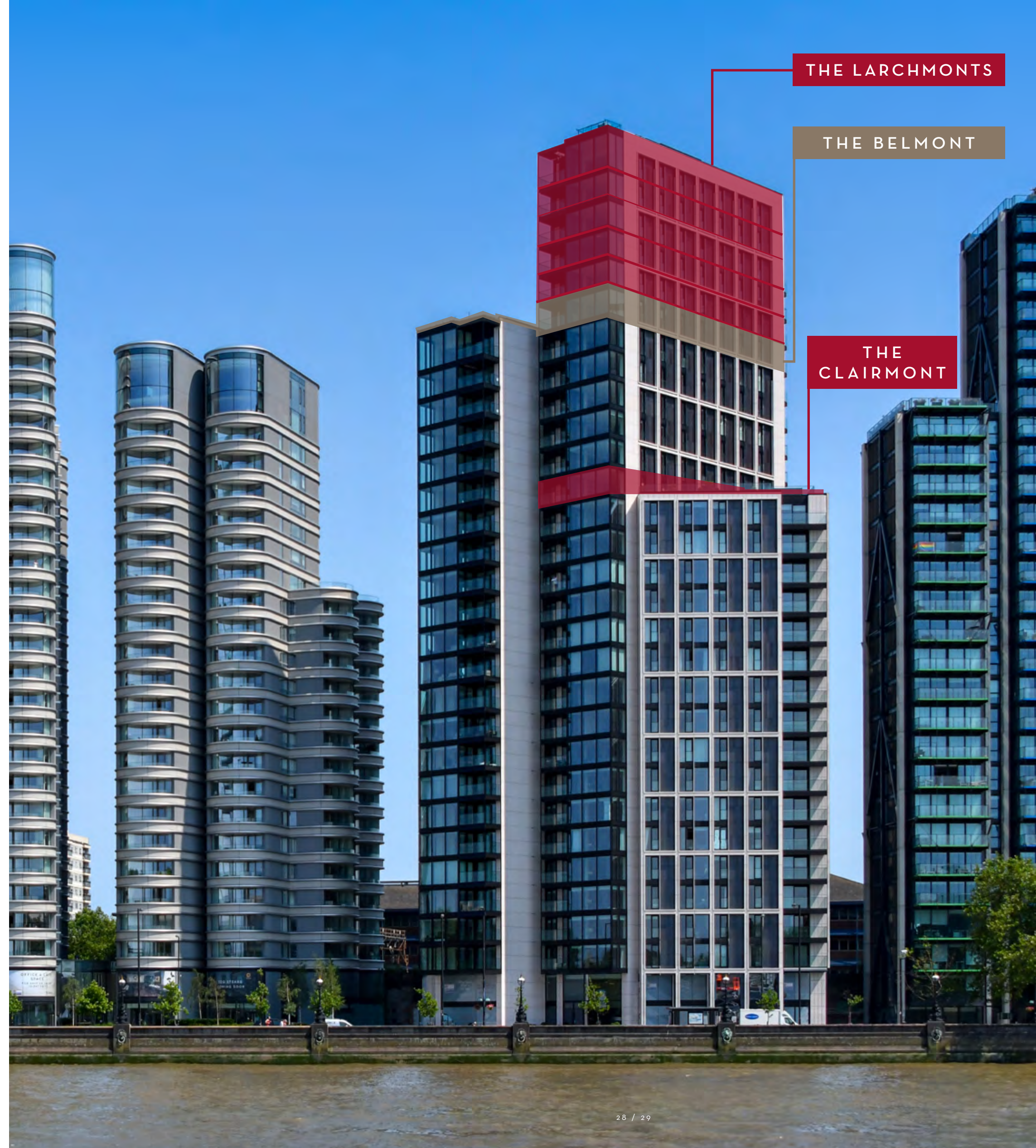
Their names are inspired by patterns from Royal Doulton, the ceramics company that was founded in London over 200 years ago and won two royal warrants for the quality of their work and exceptional design. The craftsmanship and design detail for which their namesakes are known are found in every aspect of the Alta Collection from natural stone flooring to the bespoke ironmongery.

With 360 degree views, this collection of apartments incorporates views of some of the most spectacular landmarks in central London.

The Clairmont has a 1,867 sq ft landscaped terrace with direct river views which makes this 18th floor four bedroom apartment one of the most enviable homes in The Dumont. Double doors from the lounge, kitchen and bedrooms open up onto the stunning terrace that has its very own outdoor kitchen and Jacuzzi. The perfect space for entertaining or simply enjoying watching life on the river.

Occupying one whole floor, The Belmont has spectacular 360 degree views incorporating the Houses of Parliament, The Shard, the City, The Oval and Battersea Power Station. A landscaped terrace with a Jacuzzi, outdoor kitchen and seating areas plus two additional balconies give this four bedroom apartment 2,110 sq ft of outdoor space for entertaining, relaxing or just absorbing the views.

A Larchmont apartment takes up an entire floor to itself and boasts 360 degree views of London. Framed by the floor to ceiling windows of the living room is the moment stopping view of the River Thames and the Houses of Parliament. 4 bedrooms and 3 ensuite bathrooms with an extremely desirable luxury specification make these apartments a fantastic offering for those looking for a river front, spacious lateral living space.



Living space

PHOTOGRAPHY OF THE LARCHMONT ON FLOOR 26

The sophisticated and elegant design complements the stunning 360 degree views across London.



Kitchen

PHOTOGRAPHY OF THE LARCHMONT ON FLOOR 26



Dining

PHOTOGRAPHY OF THE LARCHMONT ON FLOOR 26



Principal Bedroom

PHOTOGRAPHY OF THE LARCHMONT ON FLOOR 26



Principal Ensuite

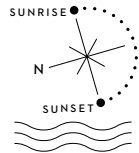
PHOTOGRAPHY OF THE LARCHMONT ON FLOOR 26



THE CLAIMONT

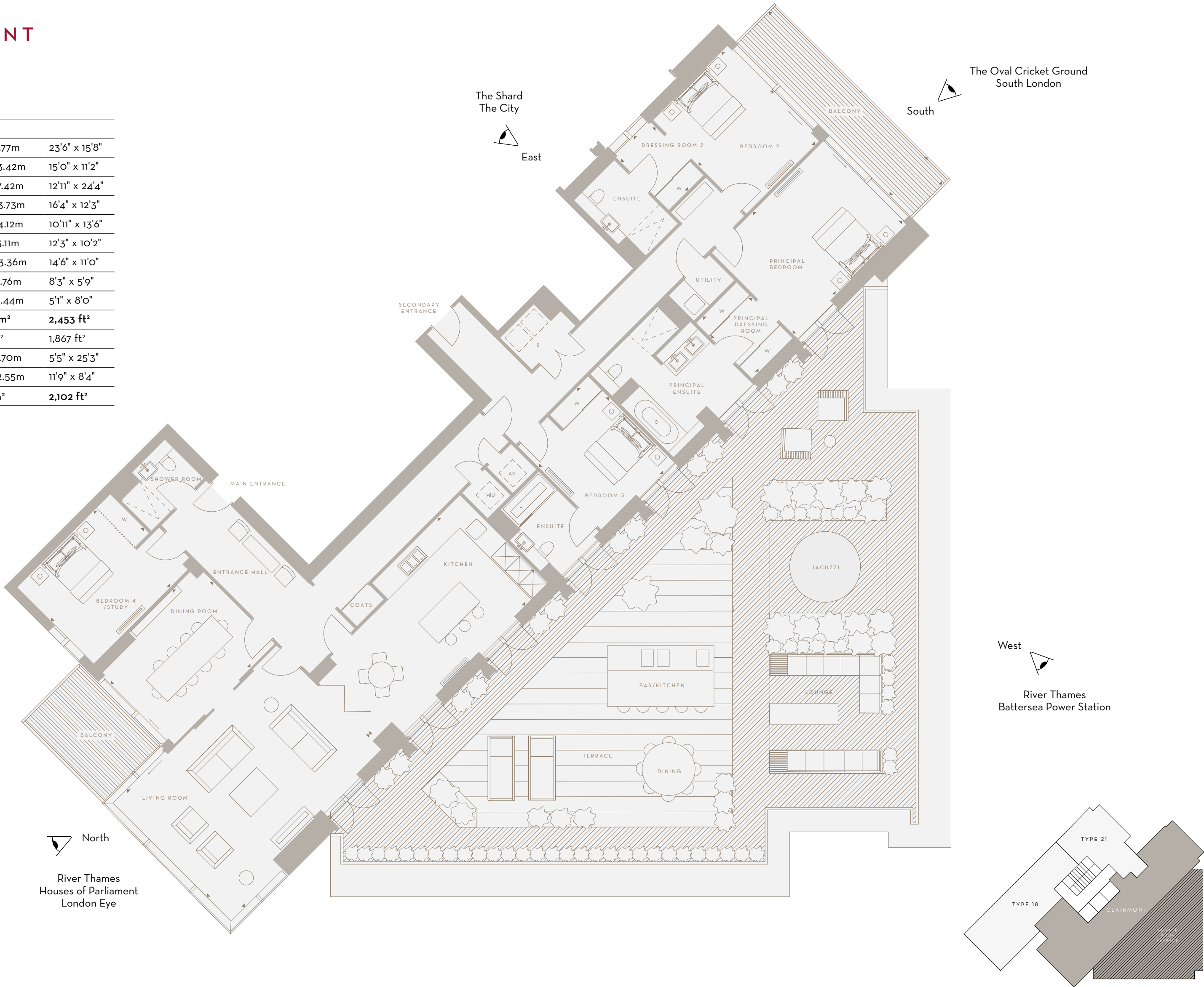
Floor 18

Apartment	18.01	
Living Room	7.17 x 4.77m	23'6" x 15'8"
Dining Room	4.57 x 3.42m	15'0" x 11'2"
Kitchen	3.95 x 7.42m	12'11" x 24'4"
Principal Bedroom	4.98 x 3.73m	16'4" x 12'3"
Bedroom 2	3.34 x 4.12m	10'11" x 13'6"
Bedroom 3	3.73 x 3.11m	12'3" x 10'2"
Bedroom 4 /Study	4.43 x 3.36m	14'6" x 11'0"
Principal Dressing Room	2.52 x 1.76m	8'3" x 5'9"
Dressing Room 2	1.55 x 2.44m	5'1" x 8'0"
Total Internal Area	227.92 m²	2,453 ft²
Roof Terrace Area	173.5 m²	1,867 ft²
Balcony 1	1.65 x 7.70m	5'5" x 25'3"
Balcony 2	3.57 x 2.55m	11'9" x 8'4"
Total External Area	195.3 m²	2,102 ft²



- KEY
- W Wardrobe
 - S Service cupboard
 - WM Washing machine

Floorplans shown for The Dumont are for approximate measurements only and are not necessarily shown to scale. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and planters are indicative only.

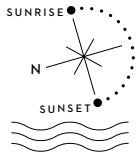




THE BELMONT

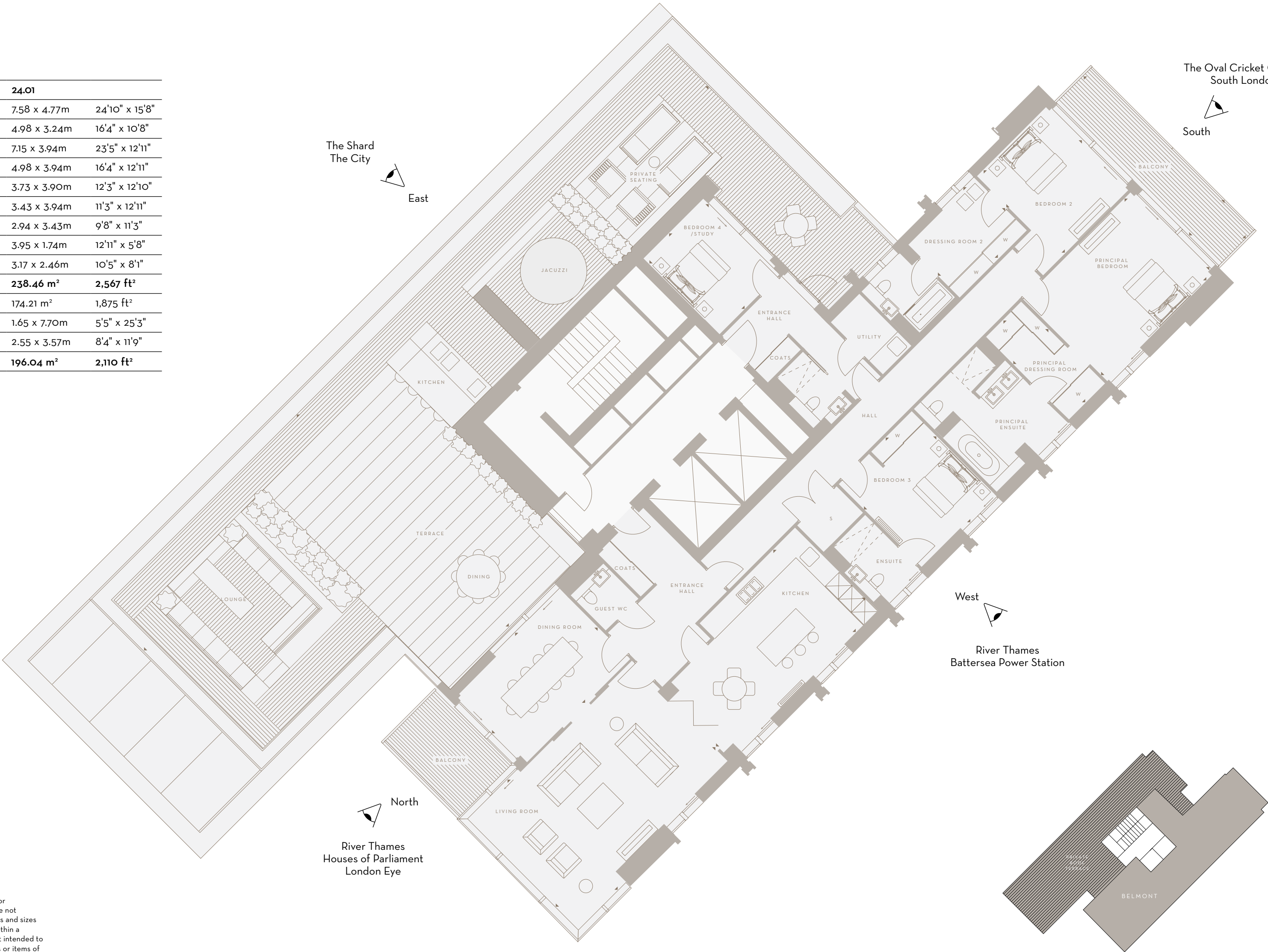
Floor 24

Apartment	24.01	
Living Room	7.58 x 4.77m	24'10" x 15'8"
Dining Room	4.98 x 3.24m	16'4" x 10'8"
Kitchen	7.15 x 3.94m	23'5" x 12'11"
Principal Bedroom	4.98 x 3.94m	16'4" x 12'11"
Bedroom 2	3.73 x 3.90m	12'3" x 12'10"
Bedroom 3	3.43 x 3.94m	11'3" x 12'11"
Bedroom 4 /Study	2.94 x 3.43m	9'8" x 11'3"
Principal Dressing Room	3.95 x 1.74m	12'11" x 5'8"
Dressing Room 2	3.17 x 2.46m	10'5" x 8'1"
Total Internal Area	238.46 m²	2,567 ft²
Roof Terrace Area	174.21 m²	1,875 ft²
Balcony 1	1.65 x 7.70m	5'5" x 25'3"
Balcony 2	2.55 x 3.57m	8'4" x 11'9"
Total External Area	196.04 m²	2,110 ft²



- KEY
- W Wardrobe
 - S Service cupboard
 - WM Washing machine

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Views from The Belmont

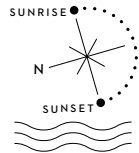
FLOOR 24



THE LARCHMONT

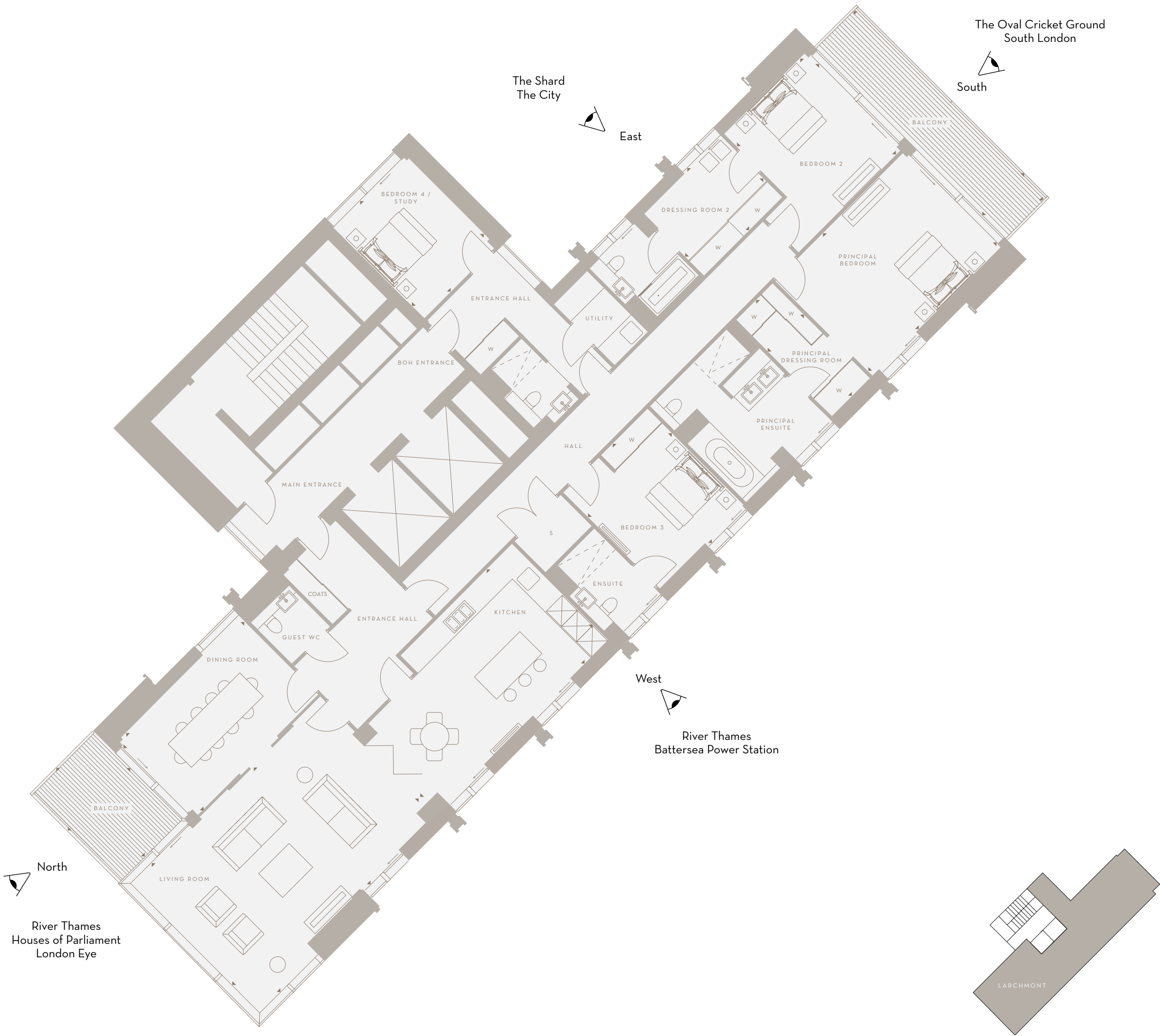
Floors 25, 26, 27, 28, 29

Apartments	25.01	26.01	27.01	28.01	29.01
Living Room	7.58 x 4.77m		24'10" x 15'8"		
Dining Room	4.98 x 3.12m		16'4" x 10'3"		
Kitchen	7.15 x 3.95m		23'5" x 12'11"		
Principal Bedroom	4.98 x 3.95m		16'4" x 12'11"		
Bedroom 2	3.73 x 3.90m		12'3" x 12'10"		
Bedroom 3	3.43 x 3.94m		11'3" x 12'11"		
Bedroom 4 /Study	3.12 x 3.88m		10'3" x 12'9"		
Principal Dressing Room	3.95 x 1.74m		12'11" x 5'8"		
Dressing Room 2	3.17 x 2.46m		10'5" x 8'1"		
Total Internal Area	240.02 m²		2,584 ft²		
Balcony 1	1.65 x 7.70m		5'5" x 25'3"		
Balcony 2	2.55 x 3.57m		8'4" x 11'9"		
Total External Area	21.83 m²		235 ft²		



- KEY
- W Wardrobe
 - S Service cupboard
 - WM Washing machine

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Views from The Larchmont

FLOOR 28



NORTH



EAST



SOUTH



WEST

Specification

Kitchens

Fully fitted designer kitchen

Composite stone worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Light veneer or dark lacquered kitchen unit doors to base and tall units

Metal effect finish to wall unit doors

Soft closing doors and drawers

Metal finger pull band detail to lower level cabinets

Lighting below wall cabinets

Natural stone floor finish throughout

Fully integrated Miele appliances:
Multi-function oven
Microwave
Induction hob
Steam oven
Warming drawers
Extractor fan
Tall fridge/freezer
Dishwasher

Island Unit contains:
Composite stone island unit worktop with veneer or lacquered front panel
Under counter Miele wine cooler
Under counter Miele fridge
Power outlets

Principal Ensuite Bathroom

Natural stone finish to floors and walls

Interior designed bathroom

Wall mounted taps

Overhead shower rose and hand held shower

Wall mounted WC with concealed cistern

Bath top surround to match wall finish

Bath with hand held shower and wall mounted taps

Feature stone double vanity unit with under mounted basin and mirror with feature lights

Recessed stone feature niche with light detail above bath

Heated towel rail

Ensuite Bathrooms

Interior designed bathroom

Natural stone finish to floors and walls

Feature stone vanity unit with under mounted basin and feature demisting illuminated mirror with stone surround

Wall mounted taps

Bath panel to match wall finish with fitted shower screen (where applicable)

Stone feature recessed niche with light detail above bath (where applicable)

Walk in shower enclosure featuring fixed head and wall mounted hand shower (where applicable)

Recessed niche with shelf in shower enclosure (subject to type)

Mirrored storage cabinet above wall mounted WC with concealed cistern

Heated towel rail

Branded sanitaryware

Recessed toilet roll holder

Underfloor heating

Hallway / Corridors

Interior designed feature wall

Integrated touch screen(s) controlled comfort cooling, heating and lighting and video entry

Natural stone finish to floors

Utility Room

Natural stone finish to floors

Composite stone worktop with under mounted basin

Deck mounted mixer tap

Low / high level storage cabinets

Free standing Siemens washing machine and tumble dryer located in utility room

Internal Specification

Full height veneer entrance doors

Internal veneer doors with painted architraves

Matching brass ironmongery, sockets and switches in visible areas

Natural stone flooring to living room, kitchen, hallways, master and secondary bathrooms, guest WC and utility with a choice of two colour palettes

Natural stone flooring to secondary bathrooms

Carpet to bedrooms

Fitted walk-in wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail, drawer pack and shelving in the principal bedroom

Fitted walk-in wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail and shelving in the second bedroom

Fitted wardrobes with veneer doors and feature lighting fitted with top shelf and full height hanging rail to third and fourth bedroom

White painted skirting throughout

White as standard to walls and ceilings

Interior designed glazed wall to living and dining area

Electrical and lighting

Integrated touch screen controlled comfort cooling, heating and lighting

Scene setting for LED downlighters to living room and master bedroom

5-amp lighting circuits in living room and bedrooms

Double sockets with USB charging points to the living, bedrooms and kitchen area

Multipoint TV outlets to living rooms and bedrooms

Wiring for HD digital TV to include: Sky Q, & European/Asian satellites to living room and bedrooms

Fibre broadband connection

Telephone/Data point to living room and bedrooms

Pre-wired for installation of sound system. Speakers to living room, kitchen, dining room and all bedrooms

Access and Security

Entrance to building and car park via key fob

Video phone entry

24-hour concierge service

CCTV coverage to external areas and selected internal areas

Car Parking

Allocated Parking is available to buy at £100,000 with Alta Collection apartments

Guest Shower Room¹

Interior designed bathroom

Natural stone finish to floors and walls

Walk in shower enclosure featuring fixed head and wall mounted hand shower

Recessed niche with shelf in shower enclosure

Mirrored storage cabinet above wall mounted WC with concealed cistern

Heated towel rail

Branded sanitary ware

Recessed toilet roll holder

Underfloor heating

Cloakroom²

Natural stone finish to floors and walls in WC

Feature stone vanity with under mounted basin

Wall mounted taps

Branded sanitary ware

Wall mounted WC with concealed cistern

Recessed toilet roll holder

Storage space provided

Towel rail

Roof Terrace³

A series of entertaining and private spaces

Outdoor kitchen to include Weber grill, sink and fridge

Jacuzzi hot tub

Feature landscaping

Power and electrical points

Composite decking & stone flooring

External feature lighting

¹ The Clairmont

² The Belmont and The Larchmont

³ The Clairmont and The Belmont

A perfect beginning to any journey

This new riverside address boasts an enviable central London location in Zone 1.

WALK

Vauxhall Station 7 mins 	Newport Street Gallery 7 mins	St George Wharf Pier 9 mins	Tate Britain 14 mins	Houses of Parliament 17 mins	London Eye 17 mins	Southbank Centre 22 mins	Battersea Power Station 24 mins
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ROAD

Royal Opera House 9 mins	Covent Garden 10 mins	The Savoy 10 mins	Tate Modern 10 mins	Hyde Park 12 mins	Harrods 13 mins	Helipad 14 mins	Victoria and Albert Museum 15 mins
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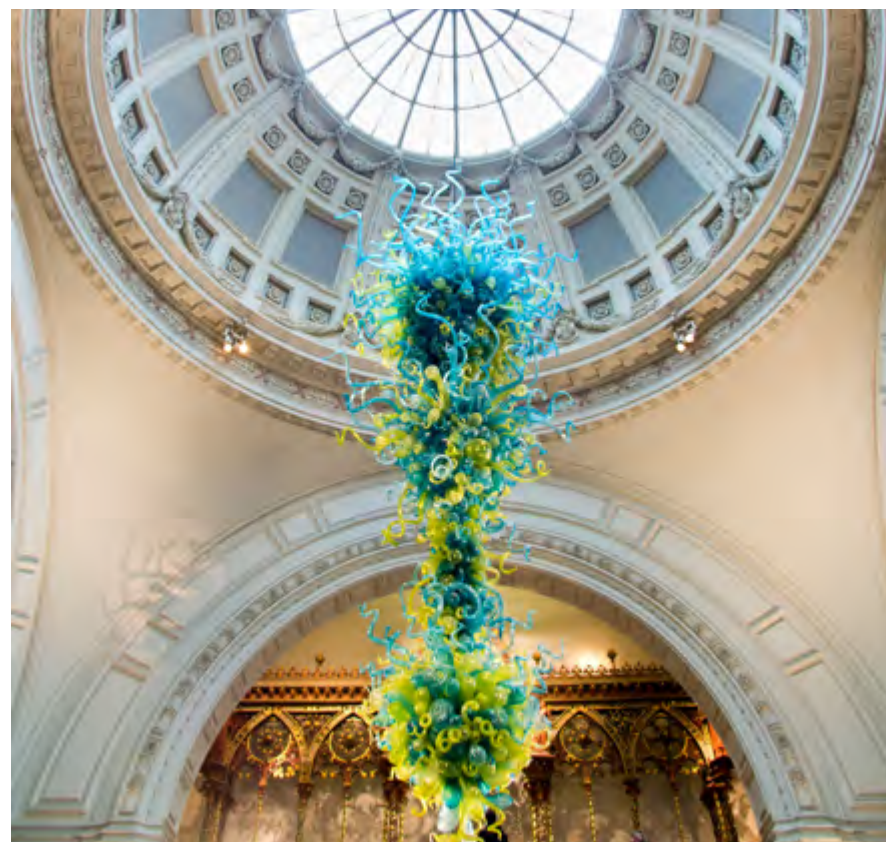
UNDERGROUND

Victoria 4 mins 	Green Park 6 mins 	Westminster 10 mins 	King's Cross St Pancras 12 mins  	Bond Street 13 mins  	Knightsbridge 14 mins 	Paddington 18 mins    	Canary Wharf 24 mins   
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BUS

Waterloo 7 mins 	Westminster 14 mins 	London Bridge 20 mins 	Battersea Park 25 mins	Sloane Square 30 mins 	Monument 33 mins 	Liverpool Street 41 mins   	Victoria and Albert Museum 47 mins
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Source: www.tfl.gov.uk, google.co.uk/maps and walkit.com. Travel times represent peak journey times from Vauxhall Station. Walking times taken from The Dumont.



*Welcome to living
at The Dumont*



THE DUMONT

*Award winning
Albert Embankment*



WhatHouse?
Awards 2019

**Best Luxury
Development:**
Albert Embankment
Silver Award

Best Development:
Albert Embankment
Bronze Award



RIBA London
Award 2019

**2019 RIBA
London Award:**
Merano Residences
Winner



RIBA National
Award 2019

**2019 RIBA
National Award:**
Merano Residences
Winner



Considerate
Constructors
Scheme

**National Site
Awards 2018:**
Merano Residences
Bronze
The Dumont
Bronze



Evening Standard
New Homes
Awards 2018

Best Luxury Home:
The Corniche
Winner

Our commitment

The Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at The Dumont.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens - these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around The Dumont, we have created natural habitats that encourage wildlife to flourish. We are working with Townshend Landscape Architects to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. At The Dumont we take rain water from the terraces and roof areas and hold in a water tank, if the tank runs dry then it will be supplemented by mains water which has a meter on it.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are [A++/A+/A] rated.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout The Dumont we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

Sustainable transport

A short walk from Vauxhall tube and overground station as well as benefitting from a number of bus stops into central London or towards Battersea. We also provide car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Rendall and Rittner and residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Efficient & considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Our vision

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

Designed For Life

At St James, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need - well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two St James customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast - we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of St James developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For St James sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

Customer Service

At St James we are committed to providing exceptional service to all of our customers and put them at the heart of our decisions. All of our homes come with a 10 year NHBC warranty. In 2020 we won both an 'Outstanding Achievement Award' and a 'Gold Award' following an independent benchmarking assessment by customer satisfaction experts at In-house Research.

We are proud to carry on this exceptional service through our dedicated on-site estate management team.



The Berkeley Foundation

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

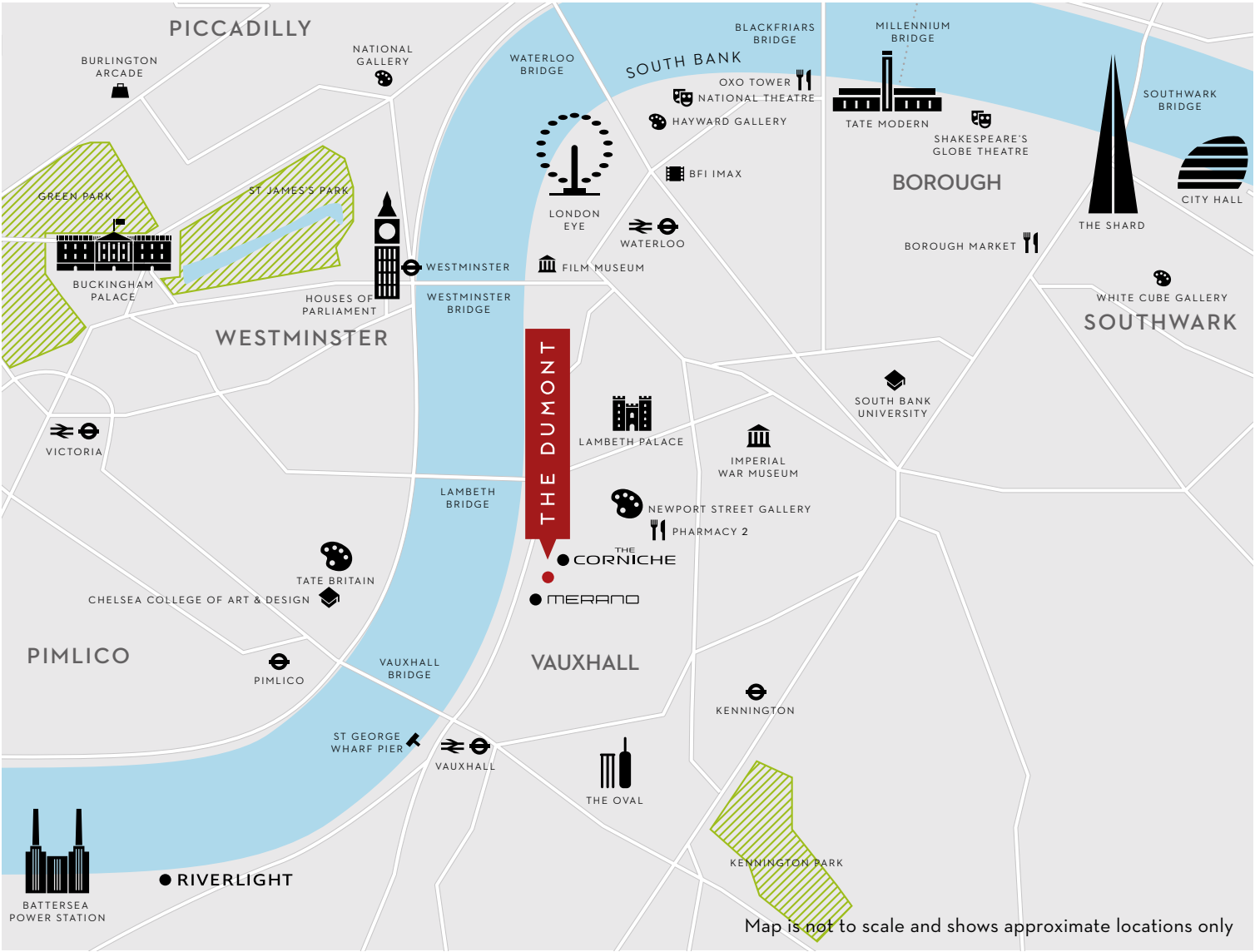


www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies





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London SE1 7AQ

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+44 (0) 20 8246 4190
Dumont.London@StJames.co.uk

Walking from Vauxhall station

Exit Vauxhall station following the signs for Albert Embankment, turn immediately right and cross over the road (via the footbridge) to walk along Albert Embankment, keeping the River Thames on your left. The Dumont is on the right hand side of Albert Embankment and is approximately a 7 minute walk from the station.



St James
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Dumont is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property. Computer-generated image is indicative only and subject to change. Actual photography of The Dumont and views. Lifestyle images are indicative only. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St James reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. D265/23CA/0820

