

THE DUMONT

ALBERT EMBANKMENT



Photography of the Showhome at The Dumont

Classic new London living

The Dumont is a collection of 162 private studio, one, two, three and four bedroom apartments designed by David Walker Architects. Situated between The Corniche and Merano Residences and located on Albert Embankment, The Dumont benefits from exquisite views across one of the most famous stretches of the river, including Houses of Parliament, the London Eye and the City.

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. Orientated to maximise the views of the River Thames this striking building is the centre piece of Albert Embankment Plaza. Unifying the three buildings at the ground floor level, the Plaza creates a new high quality public realm for Albert Embankment.

The development will comprise 180 apartments, including 18 intermediate affordable homes, as well as 3,950 sq ft of restaurant space, 7,500 sq ft of office space and a public piazza.



Photography of Ten-pin bowling lane & Dining Room at The Dumont

St James
Designed for life



The Developer

St James was established in 1996, originally as a joint venture with Thames Water. Over the past twenty four years, the company has established a reputation as a design conscious developer which continues to regenerate sites and transform them into attractive developments and whose design not only creates desirable places to live, but also has a positive impact on the environment.

St James is a proud member of the Berkeley Group, a UK leader in the visionary delivery of major urban regeneration schemes. The Group has been responsible for shaping much of the modern development along central London's riverside.

Location

27 Albert Embankment, London SE1.

Local Authority

London Borough of Lambeth.

Tenure

999-year lease from 2019.

Architects

David Walker Architects is an award winning architectural practice based in London. Since its foundation in 2002, the practice has been responsible for a wide range of projects including offices, hotels, residential, cultural and academic buildings.

Recent projects include One Coleman Street, the new headquarters for Legal and General and a new 5 star Hotel in Knightsbridge for Bulgari Hotels and Resorts.

Landscape Architects

Townshend Landscape Architects is a leading practice with an international team of landscape architects, urban designers, architects and artists. Previous work includes:

Heron Quay, King's Cross Central and Granary Square.

Interior Design

Spinocchia Freund whose previous work includes:

The Heron, Kings Gate penthouses, The Churchill Bar-Hyatt Regency.

Building Insurance

NHBC warranty.

Completion

Ready to move in.

Parking

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

Planning Approval Reference 16/04713/VOC (20/01111/NMC)

Apartment Mix

Tower One	Quantity	Size (Sq. Ft.)
Studios	6	414 - 450
1 Bed	58	596 - 683
2 Bed	67	817 - 1,387
3 Bed	24	1,379 - 1,533
4 Bed	7	2,457 - 2,578

The Development

- An exclusive riverside address with panoramic views over the most iconic stretch of the River Thames
- A beautiful landscaped piazza with a restaurant and office space
- Views towards Chelsea, Battersea, the Houses of Parliament and the City
- A wealth of luxury amenities, including an infinity pool, spa and gym, Skyline Club Lounge and roof terrace located in The Corniche. Ten-pin bowling cinema, games room, 12th floor residents' lounge, private dining and roof terrace located in The Dumont. Underground parking and 24-hour Concierge
- Designed by David Walker Architects





Photography of the Swimming Pool at The Corniche

The Location

- Prime central London location on Albert Embankment overlooking the River Thames
- Zone 1 location, within walking distance of Vauxhall Underground Station and well connected to the West End and City
- Within walking distance of the South Bank, a hub for bars, restaurants as well as theatre and cinema

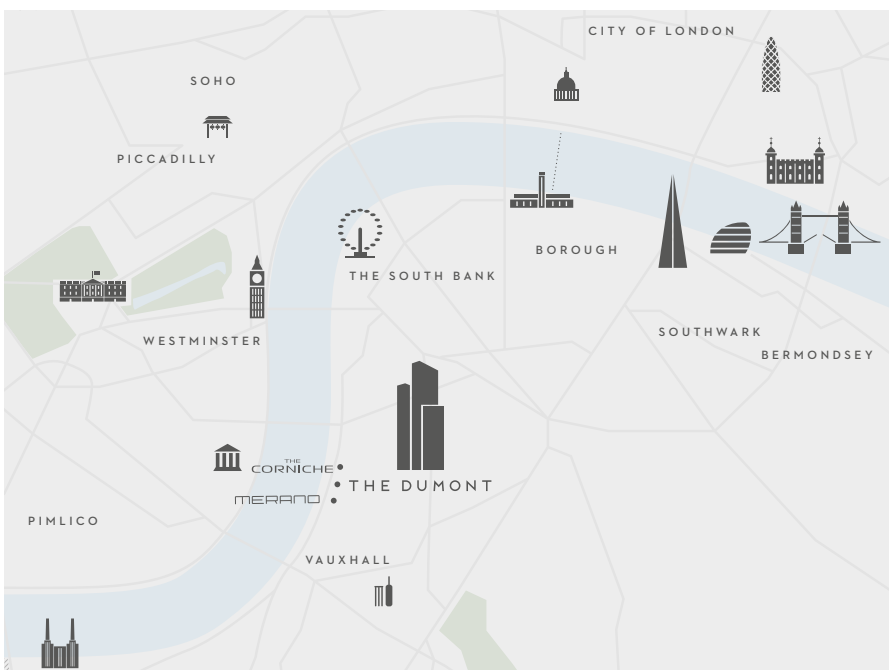
Transport Links

- Nearest station is Vauxhall – for Mainline rail and Underground (Victoria line) approximately 7 minute walk
- 2 new Northern Line Underground stations to be built at Nine Elms and Battersea Power Station

Journey times by London Underground from Vauxhall

Victoria	4 mins
Green Park	6 mins
King's Cross / St Pancras International	12 mins
Bond Street	14 mins
Canary Wharf	25 mins
Heathrow Airport	55 mins

Timings from Vauxhall Station. Information and travel times taken from TfL.gov.uk



Photography of the Showhome at The Dumont



Photography of the Concierge at The Dumont

Council Tax

London Borough of Lambeth

3 Beds / 4 Beds Band H £3,183.18 per annum

Please be advised that this is subject to change and is listed as indicative only for 2021-2022

Ground Rent

4 bedrooms £1,250 pa

Please be advised that this is subject to change and is listed as indicative only.

Service Charges

£7.35 per sqft without parking space

Terms of payment

Reservation fee of £10,000 for 4 bedroom apartments (pounds sterling) payable upon reservation.

- 20% of the purchase price is payable upon exchange of contracts, minus the reservation fee.
- Balance of 80% is payable upon completion.

Documentation

Documentation for each named buyer required for exchange of contracts:

- One form of photo identification - Passport, Driving Licence or ID card
- One form of proof of address - A current utility bill or bank statement showing name and home address no older than 3 months
- Confirmation of source of funds
- Confirmation of occupation

Please be advised that the solicitors must have signed and certified the original copies of the above.

If the purchase is being taken in a Company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the Company's registered address
- A list of Directors and Shareholders
- Individual Photo Identification and Address Identification for Directors and Shareholders

Solicitors

Vendors solicitors:

Mills & Reeve LLP
St James Court
Whitefriars
Norwich
NR3 1RU

Tel: 01603 660 155
Fax: 01603 633 027

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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud to be a member of the Berkeley Group of companies

St James
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Actual photography of The Dumont.