

THE DUMONT

ALBERT EMBANKMENT

THE LARCHMONT 27.01



St James
Designed for life

THE LARCHMONT

£7,800,000

Enjoy spacious lateral living, The Larchmont 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 Palace of Westminster.

Flexible living space, 4 bedrooms and 3 en-suite bathrooms with an extremely desirable luxury specification make these apartments a fantastic offering for those looking for river front living.

Features of this stunning apartment include:

- Natural stone floor finish throughout living areas and bathrooms
- Fully fitted designer kitchen
- Fully integrated Miele appliances to kitchen
- Carpet to bedrooms
- Integrated touchscreen controlled comfort cooling, heating and lighting
- Underfloor heating throughout

Facilities include:

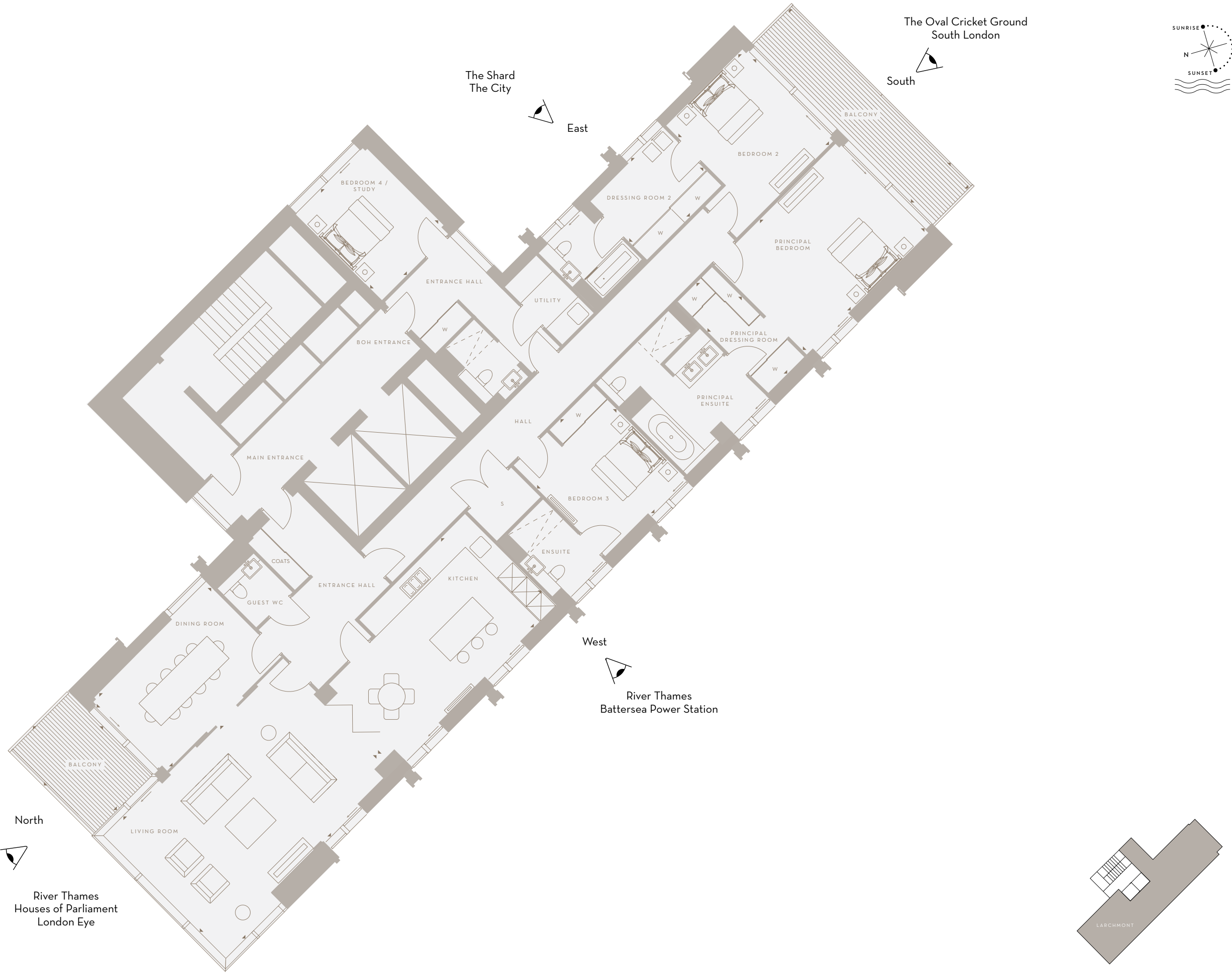
- Gym
- Pool and vitality rooms
- Skyline club lounge and terrace
- Private cinema
- Ten-pin bowling
- Games room
- Secret garden and roof terrace
- Library and private dining
- Residents parking

Floor 27

Apartments	27.01	
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

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 not included.

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





Actual photography of The Larchmont 27.01



Photography of the facilities across The Dumont and The Corniche

The Dumont
27 Albert Embankment, SE1 7AQ

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Walking from Vauxhall station:

Exit Vauxhall station by turning immediately right and crossing over the road to walk along Albert Embankment, keeping the River Thames on your left. The Sales and Marketing Suite is situated in The Dumont and is approximately a 10-minute walk from the station.



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