

# THE DUMONT

ALBERT EMBANKMENT

THE LARCHMONT 28.01



**St James**  
Designed for life

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.

- 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
- Electric blinds to living area, principal bedroom and bedroom 2

- 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

<b>Apartments</b>	<b>28.01</b>	
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"
<b>Total Internal Area</b>	<b>240.02 m<sup>2</sup></b>	<b>2,584 ft<sup>2</sup></b>
Balcony 1	1.65 x 7.70m	5'5" x 25'3"
Balcony 2	2.55 x 3.57m	8'4" x 11'9"
<b>Total External Area</b>	<b>21.83 m<sup>2</sup></b>	<b>235 ft<sup>2</sup></b>

**KEY**

W Wardrobe  
S Service cupboard  
WM Washing machine







Actual photography of The Larchmont 28.01.



Photography of the facilities across The Dumont and The Corniche

**The Dumont**  
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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.



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's 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. Alta at 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. Actual photography of The Dumont, The Corniche and showhome. Computer generated images are indicative only and subject to change. 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. Floorplans shown for The Dumont are for approximate measurements only. 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. 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.