



GARTON JONES  
LONDON

27 Albert Embankment, London  
SE1

GARTONJONES.COM

£137,500 Leasehold

Discover modern city living with this well-presented 1-bedroom apartment, offering 592sq.ft (55sq.m), available for 25% Shared Ownership, located in the prestigious The Dumont development at 27 Albert Embankment, SE1. This inviting apartment features a generous open-plan reception and kitchen, perfect for entertaining or relaxing. The kitchen boasts an excellent size with ample worktop space and storage, catering to all your culinary needs. The property further comprises a comfortable bedroom, a sleek modern bathroom suite, and additional storage throughout. Enjoy year-round comfort with the integrated comfort cooling systems.

Residents of The Dumont benefit from a dedicated 24-hour concierge service, providing convenience and security. Please note that access to the full range of residents' facilities (such as the pool, gym, cinema, etc.) is not permitted under the 25% shared ownership, however, a buyer would be able to gain full access to these luxurious amenities by staircasing to 100% ownership and entering a Lease of Easements. Please note there would be an increase to the service charge in respect of the residents facilities.

Situated on the historic Albert Embankment, The Dumont offers exceptional connectivity and access to a vibrant array of local amenities. Vauxhall Station is a short walk away with Overground & Underground stations, the diverse cultural attractions at the South Bank, including theatres, galleries and entertainment venues, a wide selection of restaurants, cafes and bars as well as the iconic Tate Britain, all within easy reach.

- Leasehold: 120 Years (125 years from 1 March 2020)
- Service Charges: £371.25pcm (£4,455 per annum)
- Ground Rent: £550 per annum
- EPC Rating B (85)

EPC certificate available on request.

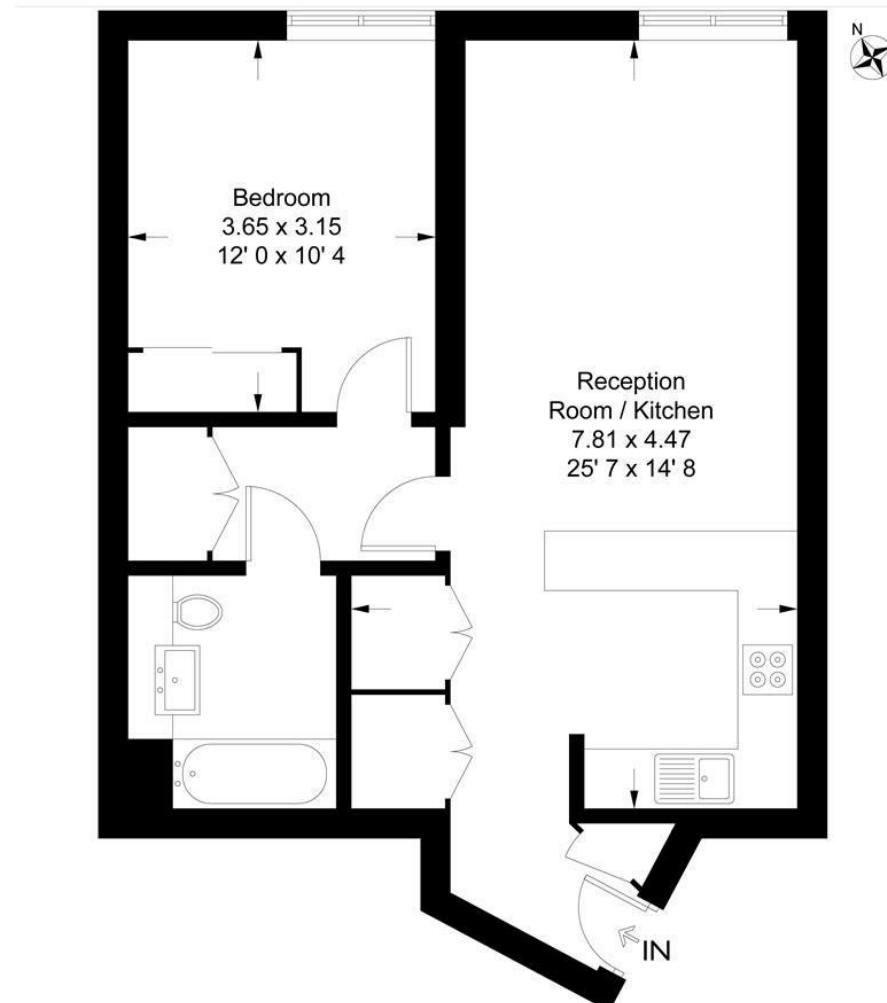
9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com



**The Dumont**

Approximate Gross Internal Area = 592 sq ft / 55 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



