



27 Albert Embankment, London  
SE1

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# 27 Albert Embankment, London , SE1

## £550,000 Leasehold

Discover modern city living with this well-presented 1-bedroom apartment, offering 592sq.ft (55sq.m), 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 the apartment is currently owned under a 25% shared ownership however, at this price a buyer would be able to staircase to 100% ownership and enter a Lease of Easements to be able to gain access to the luxurious on-site amenities including a residents gym, swimming pool & spa facilities, cinema screening room, bowling alley, residents lounge and bar on the 19th floor of the neighbouring 'The Corniche' and private dining facilities. Please note, there will be an increase to service charges for the use 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.

- Council Tax Band G (London Borough of Lambeth)
- Leasehold: 120 Years (125 years from 1 March 2020)
- Service Charges: £371.25pcm (£4,455 per annum)
- Ground Rent: £550 per annum

EPC certificate available on request.

## GARTON JONES.COM

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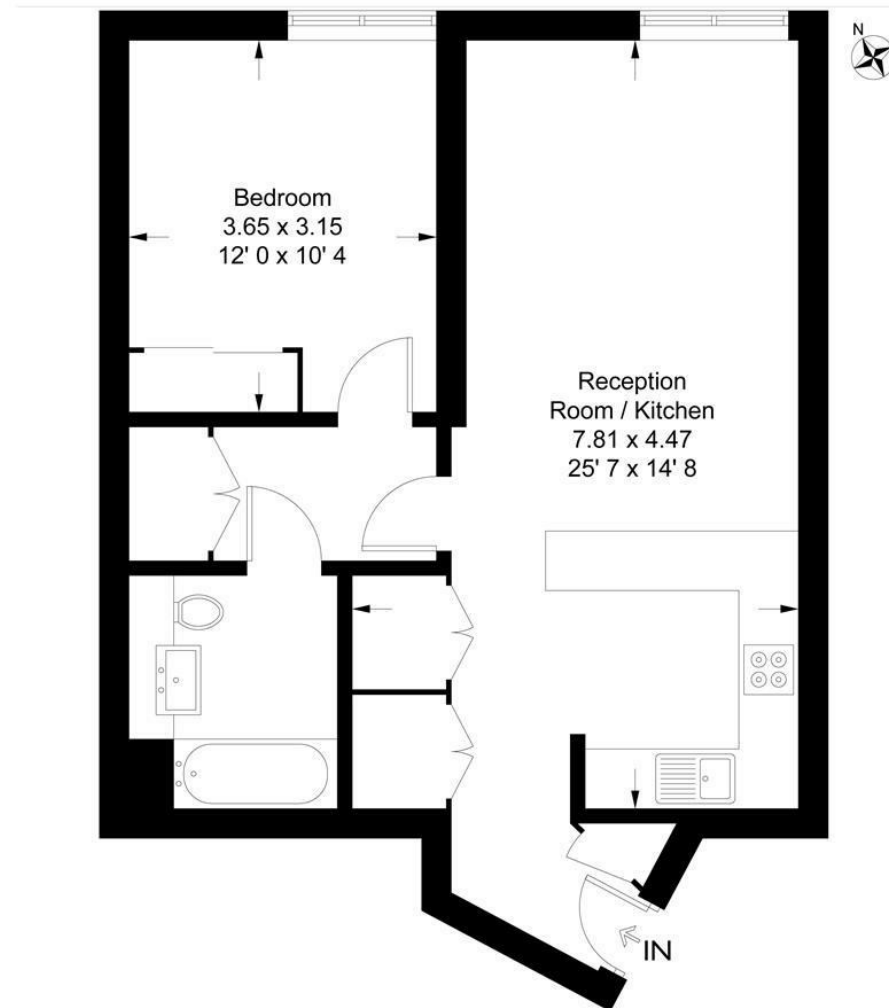
- 1 Bedroom
- 592sq.ft (55sq.m)
- 3rd Floor (with lift)
- Open Plan Reception with Large Kitchen
- Modern Bathroom
- Fantastic Storage Throughout
- 24 Hour Concierge
- 0.4 Miles to Vauxhall Station



## 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.



