



Computer-generated image, indicative only

Council Tax

London Borough of Lambeth

| | | |
|-----------------|--------|-----------------|
| Suites / 1 Beds | Band F | £1892 per annum |
| 2 Beds | Band G | £2183 per annum |
| 3 Beds | Band H | £2620 per annum |

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

Ground Rent

| | |
|------------|-----------|
| Suites | £450 pa |
| 1 bedroom | £550 pa |
| 2 bedrooms | £800 pa |
| 3 bedrooms | £1,000 pa |
| 4 bedrooms | £1,500 pa |

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Service Charges

£7.20 per sq ft

Terms of payment

Booking fee of £2,500 for 1 bedroom apartments or £5,000 for 2 and 3 bedroom apartments (pounds sterling) payable upon reservation.

- 10% of purchase price is payable on exchange of contract (minus the reservation fee).
- Further 10% advance payment of the contracted price is payable 6 months after exchange.
- Balance of 80% is payable upon completion (anticipated Q1/2 2020).

Documentation

Documentation 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

THE DUMONT

ALBERT EMBANKMENT



Computer-generated image, indicative only

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.

The Dumont is arranged into four elements, which are all offset in height and progressively stepped to reach 30 storeys in height. 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. The development will also facilitate the delivery of 64 affordable homes at Council rents on the Westbury Estate, which is within Vauxhall Nine Elms Opportunity Area.



Computer-generated image, indicative only

BERKELEY GROUP
www.thedumont.co.uk



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. Computer generated images of The Dumont are indicative only. Maps are for illustration purposes only and not to scale. Prices and details correct at time of going to press

St James
Designed for life



Computer-generated image, indicative only

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
- Designed by David Walker Architects
- 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



Photography depicts the swimming pool, indicative only

The Developer

St James was established in 1996, originally as a joint venture with Thames Water. Over the past twenty three 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

22-29 Albert Embankment, London SE1.

Local Authority

London Borough of Lambeth.

Tenure

999-year lease.

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

Q1/2 2020.

Parking

50 private spaces and 2 commercial spaces. One 'Right to Park' permit is available to buy with 3 and 4 bedroom properties over the value of £2m.

Planning application number: 14/04757



Computer-generated image of private dining, indicative only

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 Lane and Battersea
- Within London Congestion Charging Zone: residents can apply for 90% discount
- 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 |



Map is not to scale and shows approximate locations only



Photography depicts the view from level 21, indicative only