

# ALBERT EMBANKMENT COLLECTION

LAMBETH SE1

*Living the London life with  
Shared Ownership*



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LUXURY STUDIO AND ONE BEDROOM  
APARTMENTS AVAILABLE FOR SHARED  
OWNERSHIP AT THE DUMONT, A CENTREPIECE  
BUILDING WITHIN THE EXCLUSIVE ALBERT  
EMBANKMENT PLAZA

*Elegant and contemporary  
homes, beautifully built by  
St James*

# *A Prestigious Location*

SITUATED ON CENTRAL LONDON'S LONGEST NORTH/SOUTH STRETCH OF RIVER THE DUMONT INVITES YOU TO LOOK DOWNRIVER TO THE RISING SUN LIGHTING UP THE SHARD AND ACROSS THE WATER TO THE HOUSES OF PARLIAMENT.

Albert Embankment, on the south bank of the Thames, is set to become one of London's most exciting new neighbourhoods. Covering a stretch of the river between Lambeth Bridge and Vauxhall, it is neighbour to iconic London sites including Houses of Parliament and the London Eye.

With its central location in Zone 1 and excellent local amenities including bars and restaurants along the South Bank of the river, the Albert Embankment is already a desirable location. Now prestigious developer St James has built the Albert Embankment Plaza, including the centrepiece Dumont building, and the Albert Embankment Collection apartments, creating a new district to live, work and play.

So much of what is best in London is only a short walk away. The famous South Bank Centre is a leisurely stroll downstream offering one of the most respected cultural hubs in the world. The 21-acre site offers modern and classical music at the Festival Hall (home of the London Philharmonic Orchestra) and Queen Elizabeth Hall, contemporary art at the Hayward Gallery, a great choice of films at the NFT and theatre at the National.

Travel a little further and you'll find the Oxo Tower, Shakespeare's Globe and Tate Modern are also comfortably within reach.

# A Landmark Lifestyle

THE ALBERT EMBANKMENT COLLECTION REPRESENTS A UNIQUE OPPORTUNITY TO FOLLOW AN AFFORDABLE ROUTE TO HOME OWNERSHIP IN THE HEART OF LONDON - AT THE BUSINESS END OF THE UK, WITH THE HOUSES OF PARLIAMENT JUST ONE BRIDGE AWAY ALONG THE RIVER THAMES AND CANARY WHARF WITHIN A HALF-HOUR JOURNEY BY RIVER BOAT.

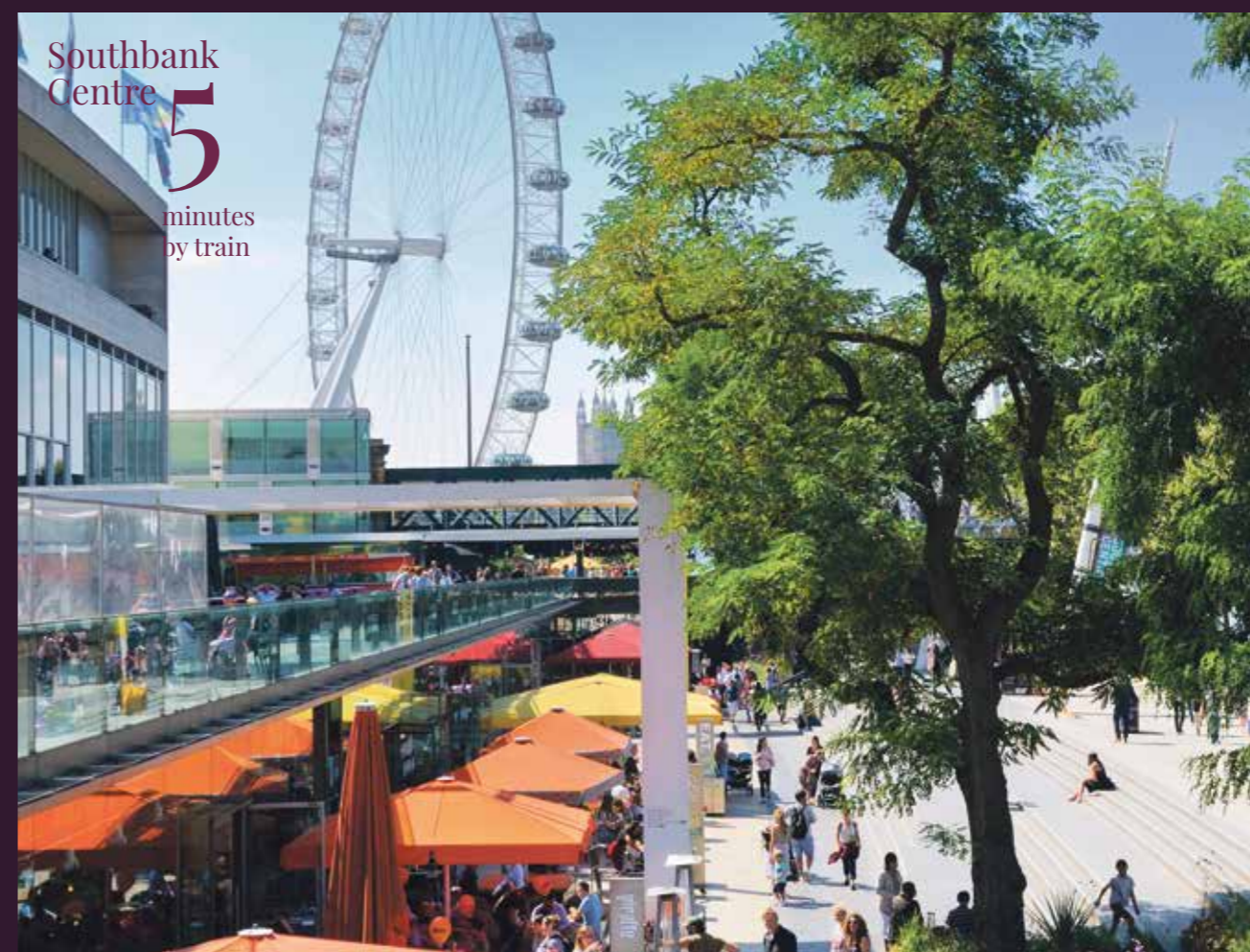
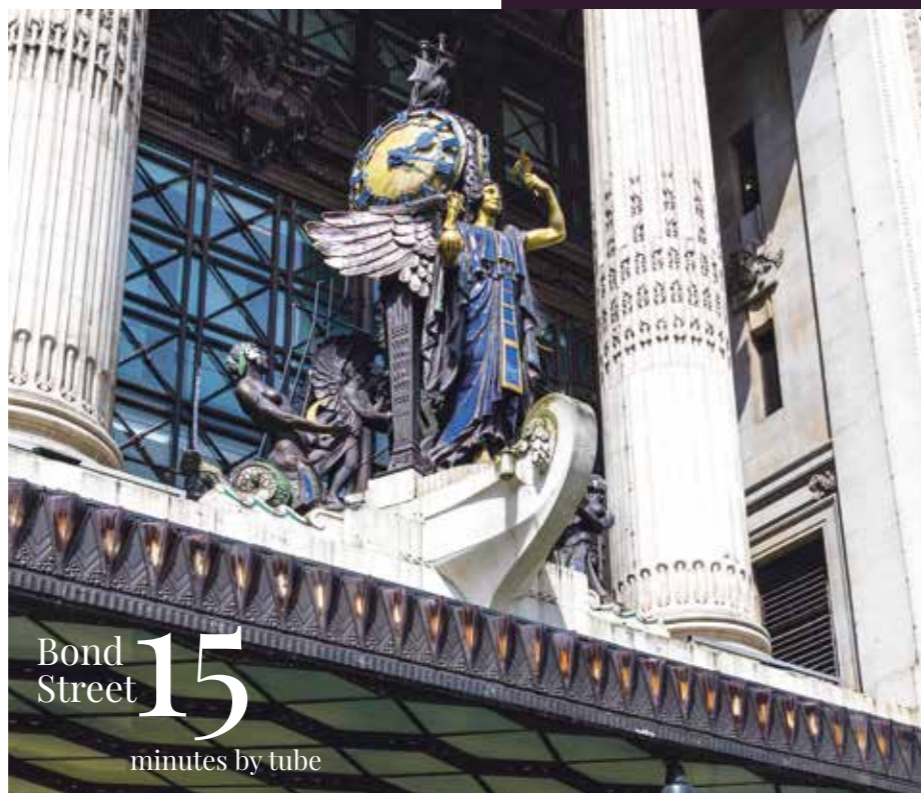
Nearby Vauxhall City Farm offers a country connection as well. The farm is on the site of the Vauxhall Pleasure Gardens and is run as a charity focusing on education, youth work, animal care and horticulture. It is also a centre for Riding for the Disabled.

The ability to potentially live so close to centres of work around the capital city (substantially reducing time spent commuting), and with more leisure activities available on your doorstep than can be contained in one brochure, it is possible to achieve a perfect work/life balance. The capital city is at your door.

As well as being a hub for many bus services Vauxhall station whisks you in to Waterloo on the Overground and links with Clapham Junction, offering a gateway to everywhere. The Underground station is served by the Victoria Line. Nearby St George Wharf Pier offers a unique mode of transport – by boat; to reach Battersea, Chelsea Harbour, Wandsworth and Putney in the out of town direction and to the Southbank, Canary Wharf and beyond in the other direction.

Day or night there are plenty of restaurants, cafes, pubs and entertainment venues for you never to get bored of the same place, and each has its own local-history story to tell. You can add to your own story with life on the banks of the River Thames.

As part of a mixed-tenure development Albert Embankment Collection homes comprise spacious Studio and one-bedroom apartments, which are built to a desirable high-specification and are offered for sale through Shared Ownership.



# Life at The Dumont

THE DUMONT IS A STRIKING CENTREPIECE TO A REMARKABLE RIVERSIDE DEVELOPMENT IN A PRESTIGIOUS CENTRAL LONDON LOCATION.

Designed by internationally recognised architects and constructed by one of Britain's leading luxury development specialists, the Dumont is oriented to maximise its unique river views and make residents feel they are an integral part of the skyline of this great city.

At 30 storeys high, the clean, refined and linear approach ensures a gentle elegance across the entire structure. Note how the windows have double height frames to accentuate the vertical lines and complement the exterior finish, while the colour palette is cool and contemporary, featuring warm greys and softened blacks.

The Albert Embankment Collection apartments provide a unique opportunity to start a home ownership journey at one of the most sought-after locations in the UK.

A Thames-side, Zone 1 location so close to the Palace of Westminster, the Southbank, the West End and the City make this an enviable address to have.

Taking advantage of this Shared Ownership opportunity opens up possibilities to young Londoners and first-time-buyers seeking a vibrant city-based lifestyle with a multitude of transport links on the doorstep.

Internally the apartments are built to the high standards enjoyed by all homes in the Albert Embankment Plaza. Top specification interiors with integrated white goods/appliances and high quality flooring all as specified by St James to maintain the high-value impact.

The same values extend externally to the culturally-rich surroundings and communal spaces to enjoy on your own as well as with friends and family. Through Shared Ownership a new home in this prime location could be yours to enjoy.



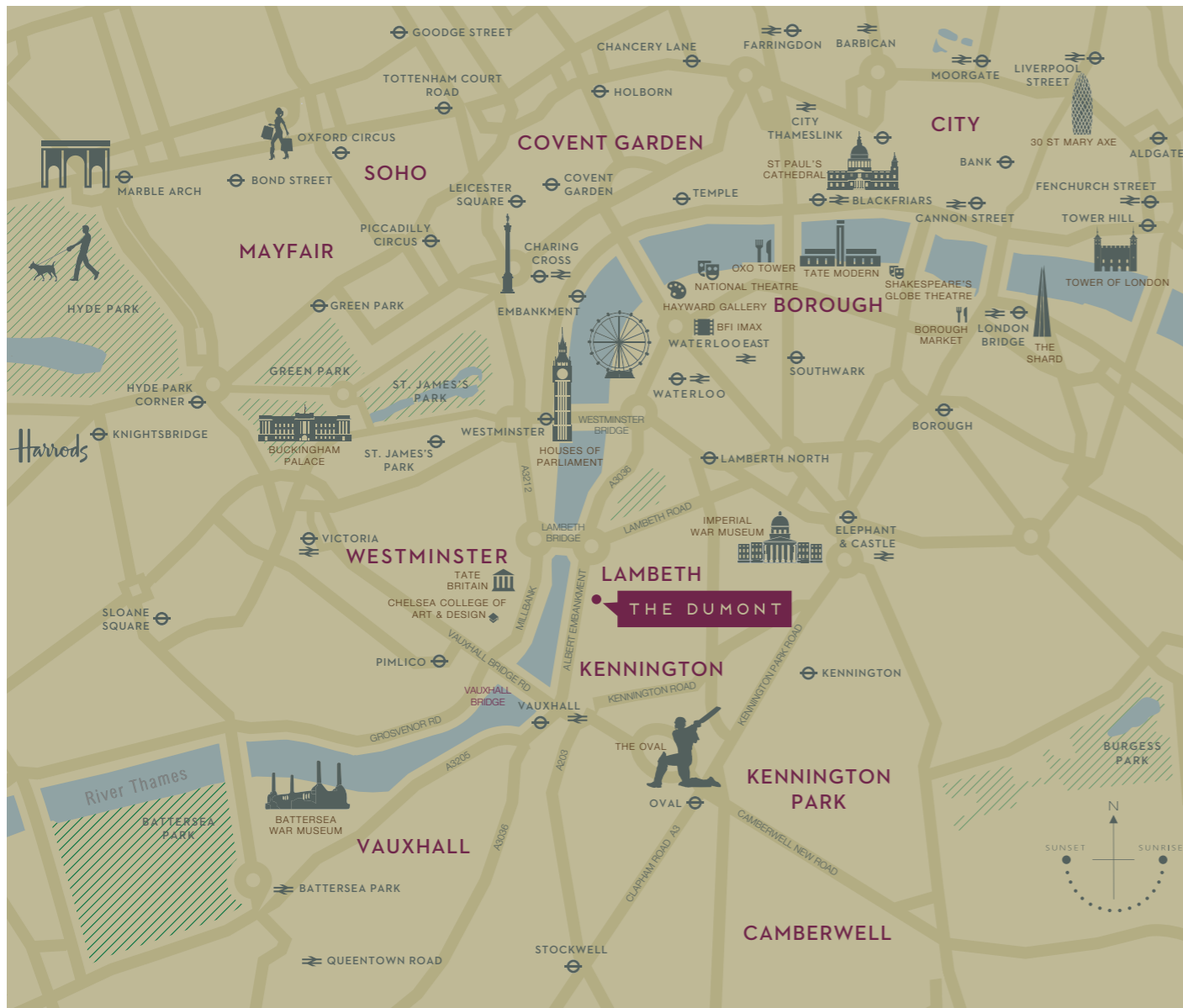
# Zone 1 Living



From your front door you are just a few minutes away from Vauxhall Station with Victoria line access to the West End, or Westminster Station with its District Line connections to the City and the Docklands Light Railway. The new Nine Elms underground will offer the option of the Northern Line. This will be particularly handy when Crossrail opens, providing a speedy connection to the nearest Crossrail interchange at Tottenham Court Road.

There are ample buses linking you with all parts of London and, from such a central address, it's easy to cycle to the West End, City and even Docklands. In fact, many places are so close that you can happily walk there. Or enjoy the river and take a Thames Clipper to your destination.

When you want to leave town, you have easy access to Waterloo and Victoria Stations while Heathrow, Gatwick and London City Airports are all easy to reach.



# Connections



## UNDERGROUND

FROM VAUXHALL STATION

- Victoria  
4 mins
- Euston  
11 mins
- King's Cross St Pancras  
12 mins
- Bond Street  
15 mins
- Covent Garden  
14 mins
- Paddington  
18 mins
- Canary Wharf Pier  
24 mins



## WALK

- Vauxhall station  
7 mins
- St George Wharf Pier  
9 mins
- London Eye  
17 mins
- Southbank Centre  
22 mins
- Battersea Power Station  
24 mins
- BFI  
24 mins
- St James's Park  
26 mins



## RIVER

FROM ST GEORGE WHARF PIER

- Cadogan Pier  
8 mins
- Embankment Pier  
8 mins
- Blackfriars Pier  
13 mins
- Bankside Pier  
16 mins
- London Bridge City Pier  
20 mins
- Canary Wharf Pier  
28 mins



## RAIL

FROM VAUXHALL STATION

- Clapham Junction  
4 mins
- London Waterloo  
5 mins
- Wimbledon station  
12 mins
- Epsom  
29 mins
- Hampton Court  
32 mins



## ROAD

- Vauxhall station  
0.7 miles
- London Eye  
1 mile
- Southbank Centre  
1.3 miles
- Battersea Power Station  
1.4 miles
- Heathrow Airport  
17 miles
- Gatwick Airport  
27 miles



## AIR

FROM VAUXHALL STATION

- London City Airport  
38 mins
- Hathrow Airport  
41 mins
- Gatwick Airport  
46 mins

Source: www.tfl.gov.uk, www.google.co.uk/maps

# *Living the London life*

LIVING IN THE DUMONT BUILDING IS AN EXCEPTIONAL EXPERIENCE, SET ALONGSIDE THE MOST ICONIC BUILDINGS IN LONDON AND SURROUNDED BY THE UNIQUE SITES AND SOUNDS OF THE CAPITAL.

The apartments are the inspiration of a world leading interior design company, Spinocchia Freund. Interiors are soft and sumptuous, the floor to ceiling windows invite you to admire the view and mixed metals blend with sleek glass and soft finishes to create a highly distinctive, luxurious look.

Albert Embankment Plaza features peaceful mini-parks, lush lawns and a line of trees that guides you towards the Dumont entrance and the Albert Embankment Collection homes. The lobby recalls the refined atmosphere of the world's grandest hotels. This is a special place to live.

Your apartment will be equally special, with a streamlined fitted kitchen where all the appliances are tucked discreetly away, together with a stylish bathroom featuring ultra-modern units and a powerful shower.

From your apartment, you're close to everything that matters. The fashionable restaurants of Soho and Covent Garden, the theatres of Shaftesbury Avenue and the shops of Sloane Street and the King's Road are all nearby. One day you might be dining among MPs in a smart Westminster restaurant, the next enjoying Mexican street food at Wahaca on the South Bank. There is so much locally to explore and enjoy - the Oval Cricket Ground, the London Dungeon, Brixton Market, the Sea Life Centre, Tate Britain, the list seems to go on forever.

There can be few shared ownership opportunities quite so luxurious as this, living in an elegant apartment and surrounded by everything that this great city has to offer.



*Photograph by Anthony Delanoix*



*Photograph by David Sury*



*Photograph by Jamie Davies*

## *It's all in the detail*

### Kitchens

- Handleless kitchen units with quartz worktops and upstand
- Glass splashbacks
- Single bowl sink with mixer tap
- Hoover oven and induction hob with integrated Hoover cooker hood
- Integrated Hoover fridge/freezer\* and dishwasher
- LED Downlights

### Bedroom

- Fitted carpet to one bedroom apartments
- Laminate flooring to studios
- Fitted wardrobe in all bedroom areas

### Bathroom and Shower rooms

- White bathroom sanitaryware with Hansgrohe chrome thermostatic shower mixer and taps
- Glass shower screen
- Tiled bath/walk-in shower with glazed shower door / enclosure\*\*
- Heated chrome towel rail
- Underfloor heating
- Shaver socket
- Ceramic floor and wall tiles

### General

- Winter Garden or Balcony to selected apartments
- Predicted Energy Rating: B
- TV and data points to living areas and bedroom areas
- Satellite Sky Q, cable TV and digital terrestrial TV capability, plus DAB and FM radio
- Titan touchscreen heating /cooling system
- Laminate flooring to living areas
- Feature chrome door handles
- Video entry panel

### Internal Finishes

- White emulsion to walls and ceilings
- Woodwork finished in satin white

\* Integrated under counter fridge with ice box to studios

\*\* Shower Rooms in studios



# What is Shared Ownership?

SHARED OWNERSHIP IS A GREAT OPPORTUNITY FOR ANYONE WHO WANTS TO GET A FOOT ON THE PROPERTY LADDER BUT CAN'T AFFORD TO BUY A HOME OUTRIGHT ON THE OPEN MARKET. THE SCHEME GIVES YOU THE CHANCE TO BUY A SHARE IN A NEW BUILD HOME ON A PART BUY/PART RENT BASIS. YOU BUY A SHARE, USUALLY BETWEEN 25% AND 75% OF THE FULL PURCHASE PRICE AND PAY A SUBSIDISED MONTHLY RENT ON THE REMAINING SHARE.

## How does Shared Ownership work?

You will need to be able to raise a mortgage for the share you want to purchase unless you have sufficient savings to buy your share outright.

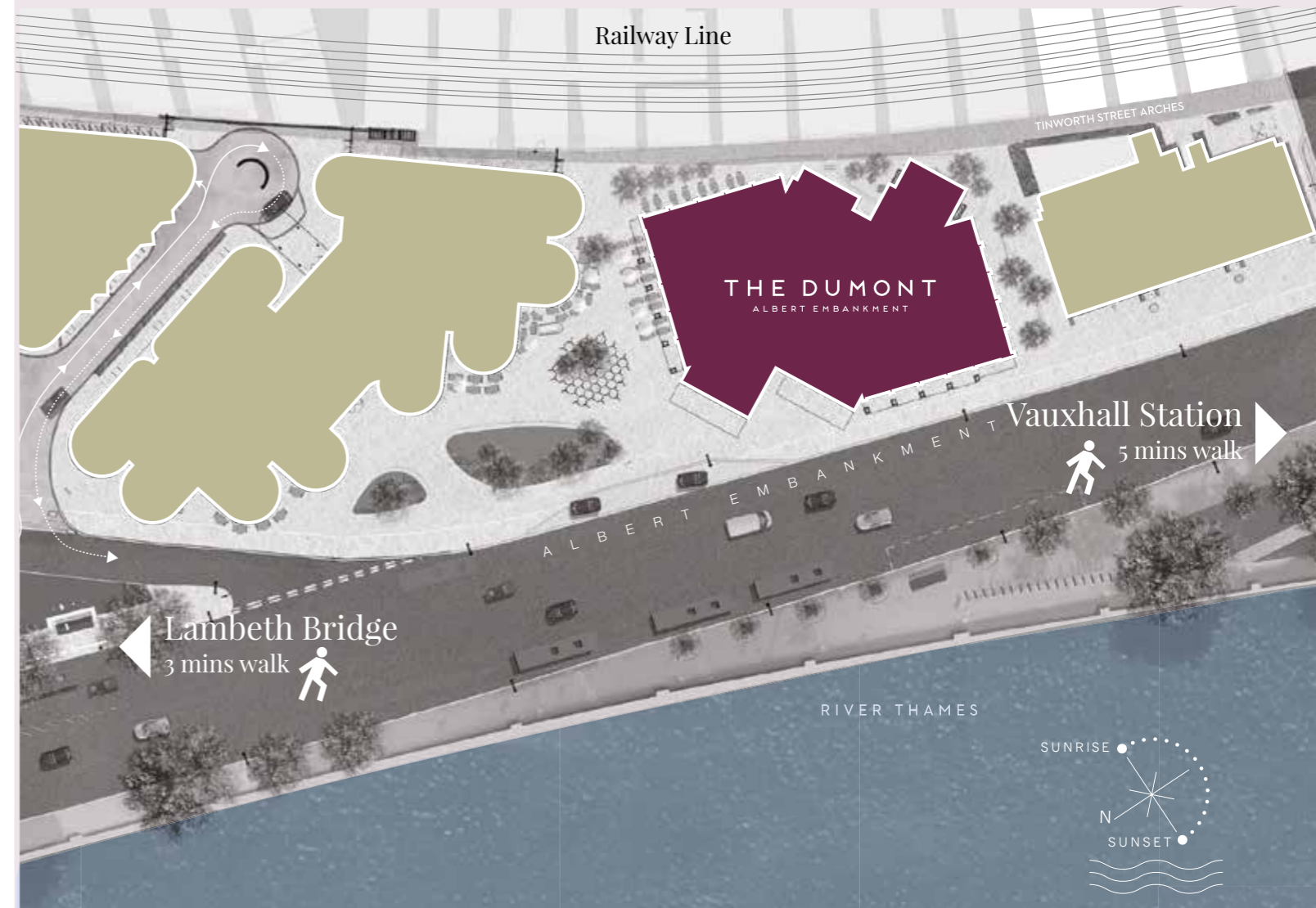
Shared Ownership provides a security of tenure that renting does not offer, with the opportunity to buy more of a share in the property until you own the property outright.

There will also be other costs to consider when you are purchasing a home which could include mortgage fees, valuation fees, solicitor fees and moving costs.

Before purchasing a Shared Ownership home Clarion Housing will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options. It is important that you can sustain your purchase financially and are not over-stretching yourself. Once you have been approved for the scheme the housing association will check to make sure you meet Homes England's sustainability and affordability criteria.

Turn to the back page for contact details.

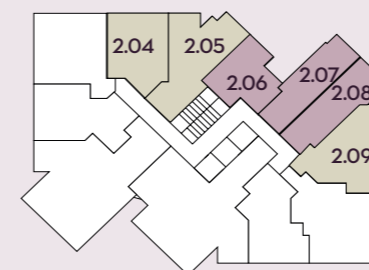
# Site Plan



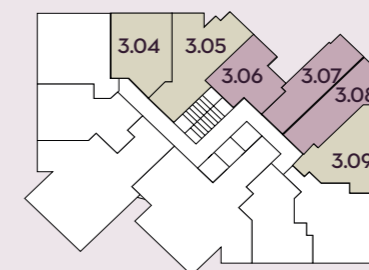
# Plots

### KEY

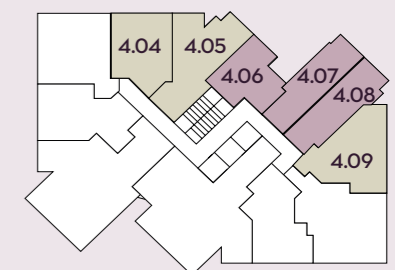
- Studio
- One Bedroom Apartment



2nd Floor



3rd Floor



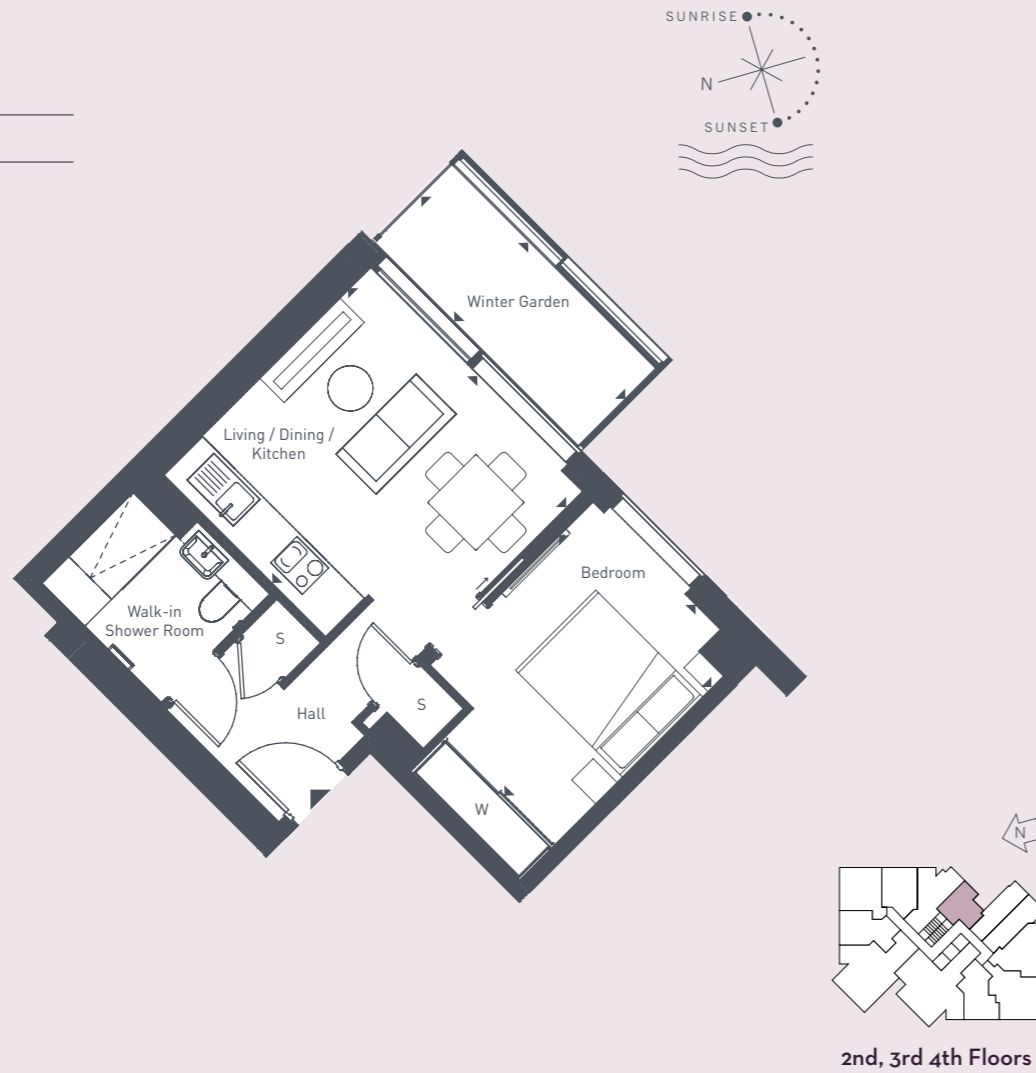
4th Floor

# Floor Plans

## Studio Apartment THE DUMONT

4TH FLOOR PLOT 4.06  
3RD FLOOR PLOT 3.06  
2ND FLOOR PLOT 2.06

TOTAL AREA  
39.04 SQ.M      420 SQ.FT



Key S-Store | W-Wardrobe

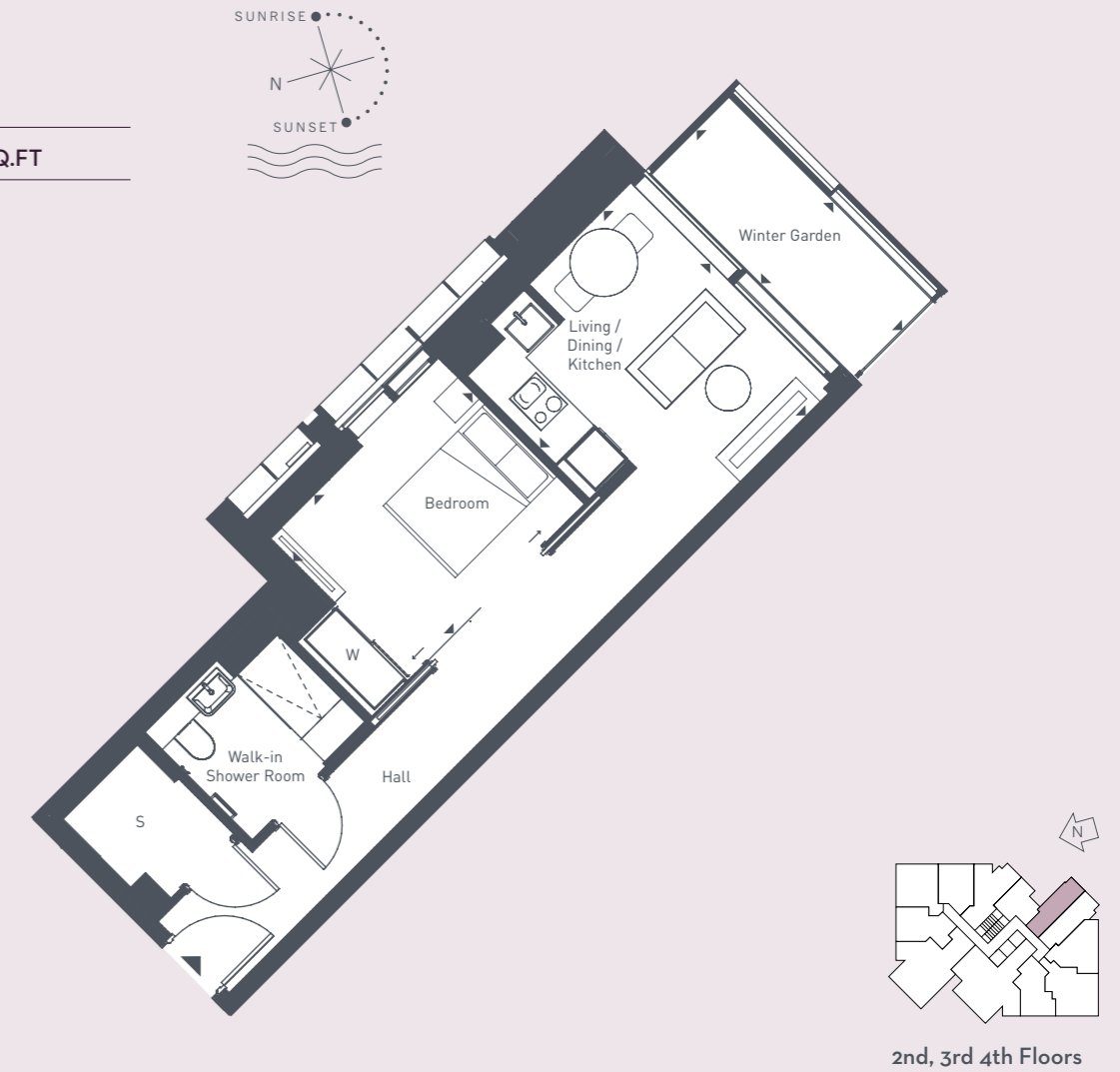
LIVING / DINING / KITCHEN		
4.08M X 3.89M	13' 5" X 12' 9"	
BEDROOM		
3.53M X 2.85M	11' 7" X 9' 4"	
WINTER GARDEN		
3.83M X 1.50M	12' 7" X 4' 11"	

DISCLAIMER: The kitchen and dimensions on floorplans displayed are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas using the RICS code to measure. Property layouts shown here are approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor-to-floor. Please speak to your Sales Executive for details.

## Studio Apartment THE DUMONT

4TH FLOOR PLOT 4.07  
3RD FLOOR PLOT 3.07  
2ND FLOOR PLOT 2.07

TOTAL AREA  
40.79 SQ.M      439 SQ.FT



Key S-Store | W-Wardrobe

LIVING / DINING / KITCHEN		
3.83M X 3.35M	12' 7" X 11' 0"	
BEDROOM		
3.26M X 2.62M	10' 8" X 8' 7"	
WINTER GARDEN		
3.85M X 1.50M	12' 7" X 4' 11"	

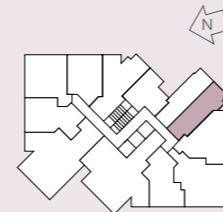
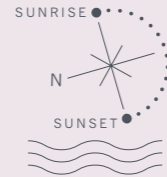
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# Studio Apartment

## THE DUMONT

4TH FLOOR PLOT 4.08  
 3RD FLOOR PLOT 3.08  
 2ND FLOOR PLOT 2.08

TOTAL AREA	
41.77 SQ.M	450 SQ.FT



2nd, 3rd 4th Floors

Key S-Store | W-Wardrobe

### LIVING / DINING / KITCHEN

3.91M X 3.82M      12' 10" X 12' 7"

### BEDROOM

2.87M X 2.7M      9' 5" X 8' 5"

### WINTER GARDEN

3.85M X 1.50M      12' 7" X 4' 11"

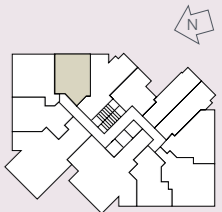
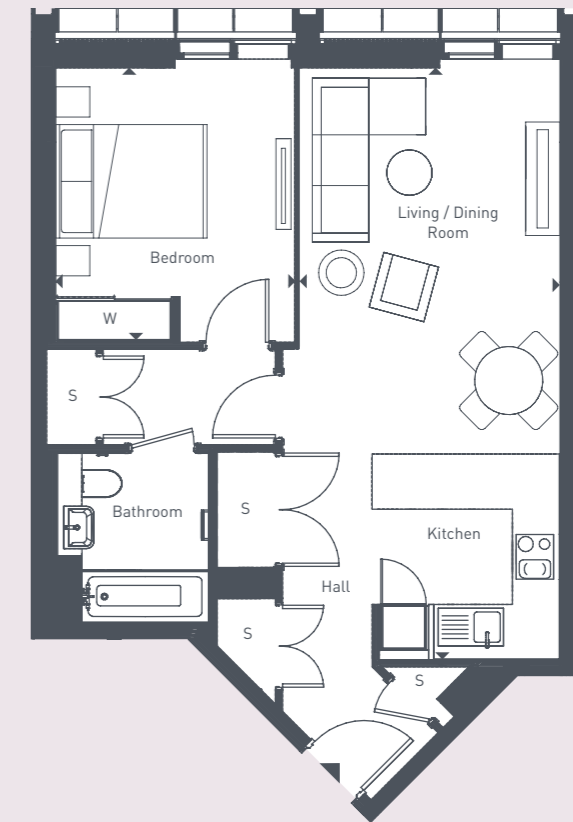
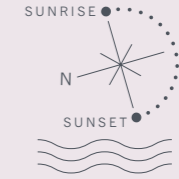
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# One Bedroom Apartment

## THE DUMONT

4TH FLOOR PLOT 4.04  
 3RD FLOOR PLOT 3.04  
 2ND FLOOR PLOT 2.04

TOTAL AREA	
55.65 SQ.M	599 SQ.FT



2nd, 3rd 4th Floors

Key S-Store | W-Wardrobe

### LIVING / DINING / KITCHEN

7.83M X 3.42M      25' 8" X 11' 3"

### BEDROOM

3.63M X 3.16M      11' 11" X 10' 4"

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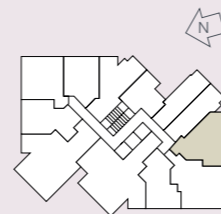
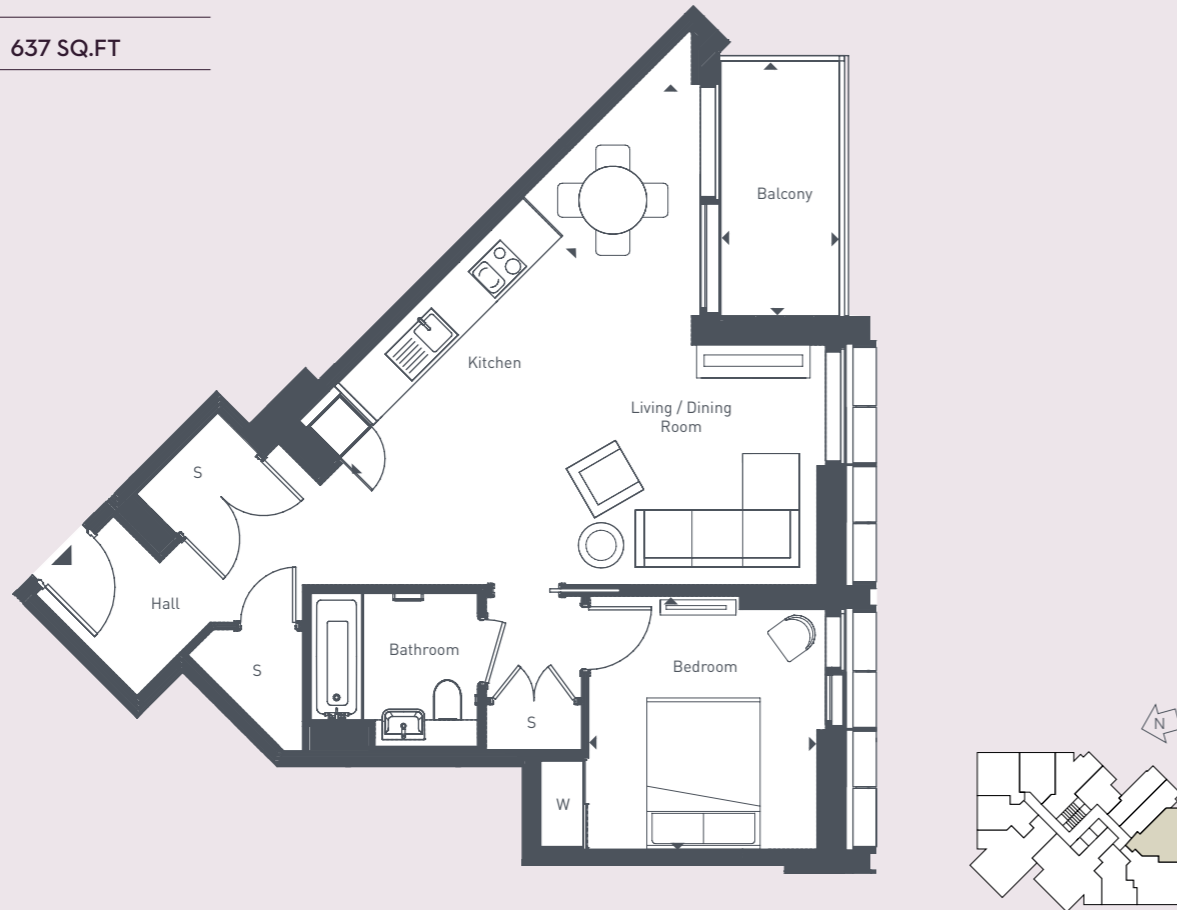
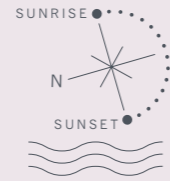
# One Bedroom Apartment

## THE DUMONT

4TH FLOOR PLOT 4.09  
 3RD FLOOR PLOT 3.09  
 2ND FLOOR PLOT 2.09

### TOTAL AREA

59.15 SQ.M      637 SQ.FT



2nd, 3rd 4th Floors

Key S-Store | W-Wardrobe

#### LIVING / DINING ROOM

6.62M X 5.51M      21' 9" X 18' 1"

#### KITCHEN

4.16M X 1.90M      13' 8" X 6' 3"

#### BEDROOM

3.35M X 3.00M      11' 0" X 9' 10"

#### BALCONY

3.41M X 1.61M      11' 2" X 5' 3"

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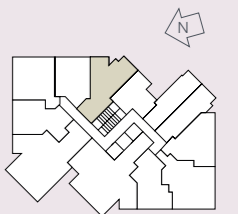
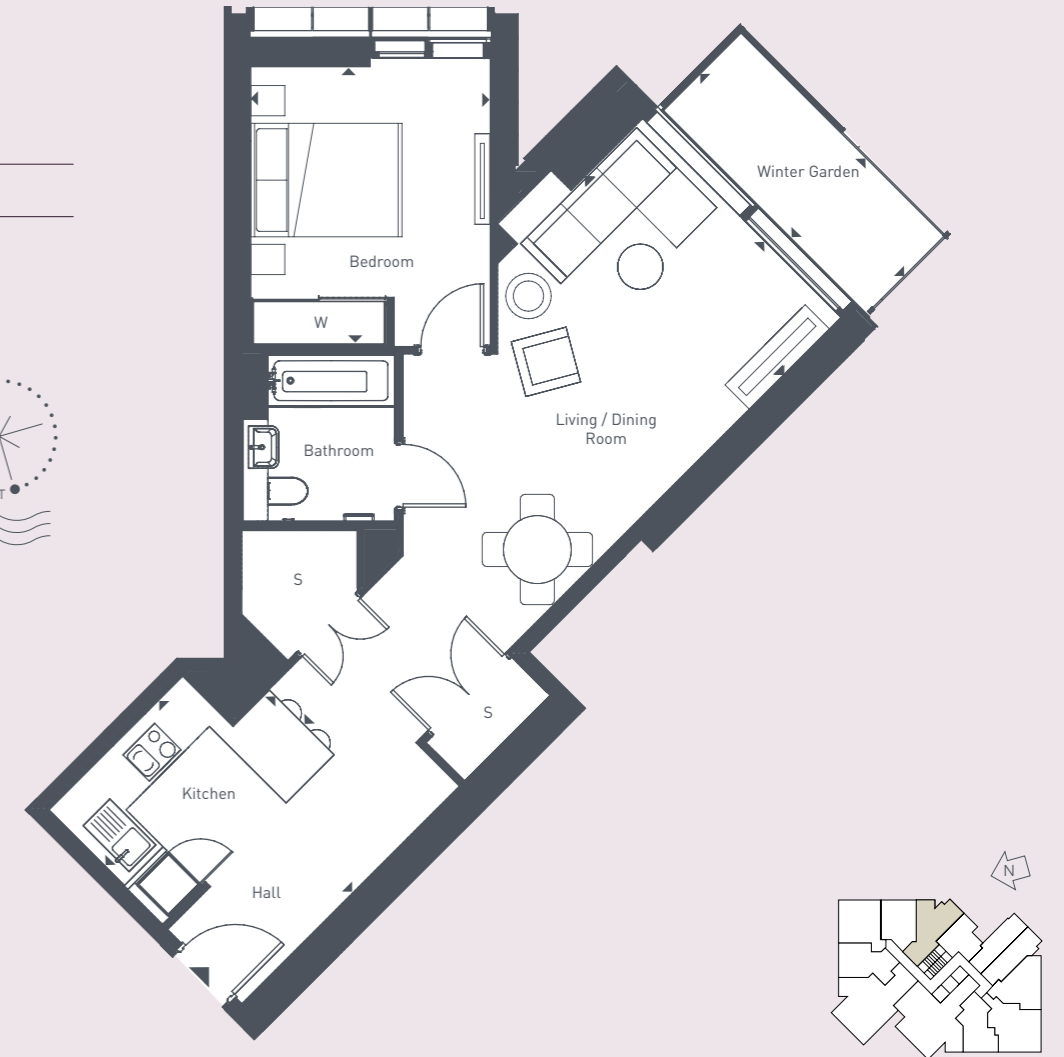
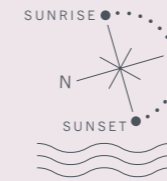
# One Bedroom Apartment

## THE DUMONT

4TH FLOOR PLOT 4.05  
 3RD FLOOR PLOT 3.05  
 2ND FLOOR PLOT 2.05

### TOTAL AREA

59.83 SQ.M      644 SQ.FT



2nd, 3rd 4th Floors

Key S-Store | W-Wardrobe

#### LIVING / DINING ROOM

9.08M X 3.72M      29' 10" X 12' 2"

#### KITCHEN

3.63M X 2.94M      11' 11" X 9' 8"

#### BEDROOM

3.70M X 3.17M      12' 2" X 10' 5"

#### WINTER GARDEN

3.83M X 1.50M      12' 7" X 4' 11"

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HOUSING

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