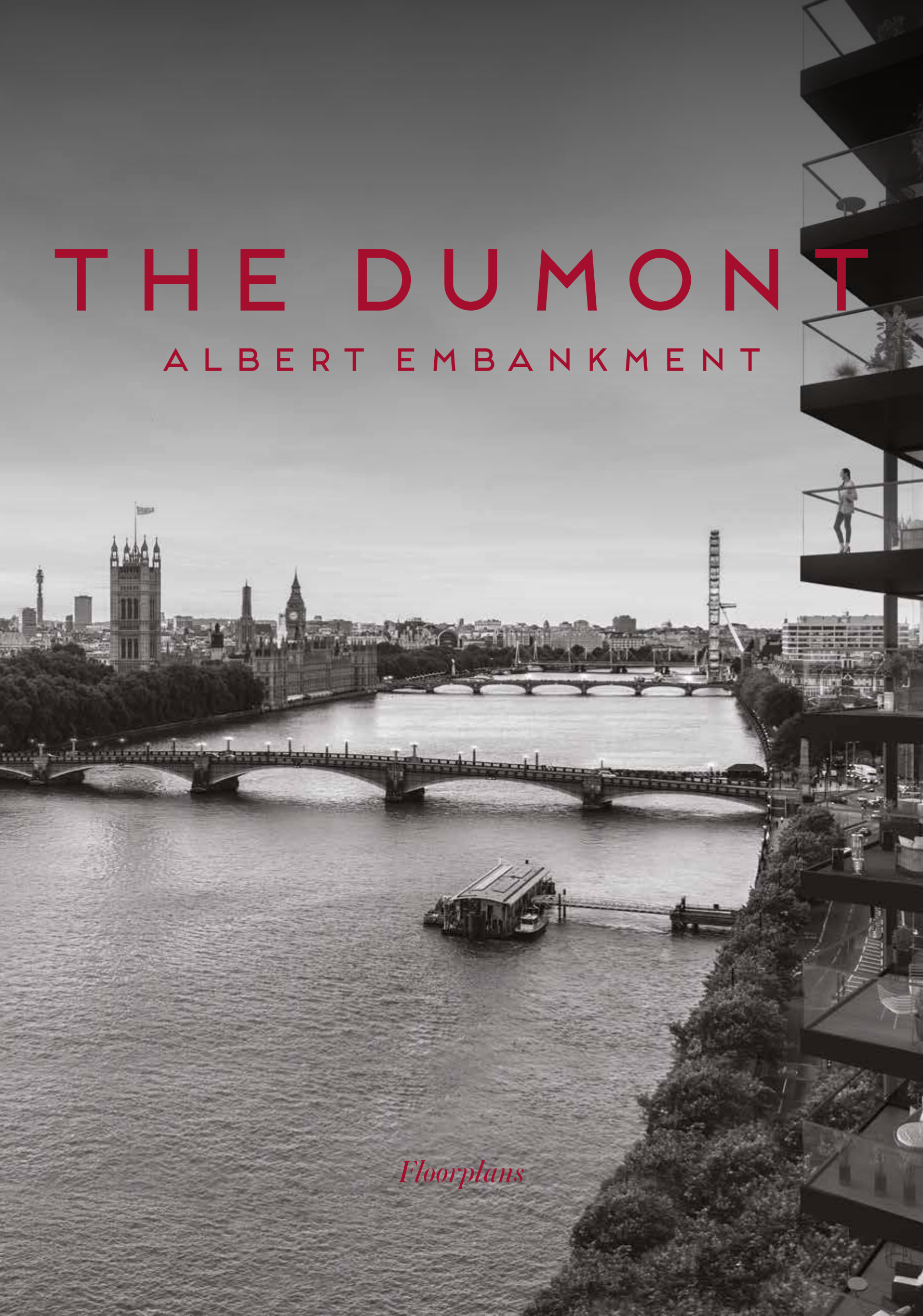


THE DUMONT

ALBERT EMBANKMENT



Floorplans

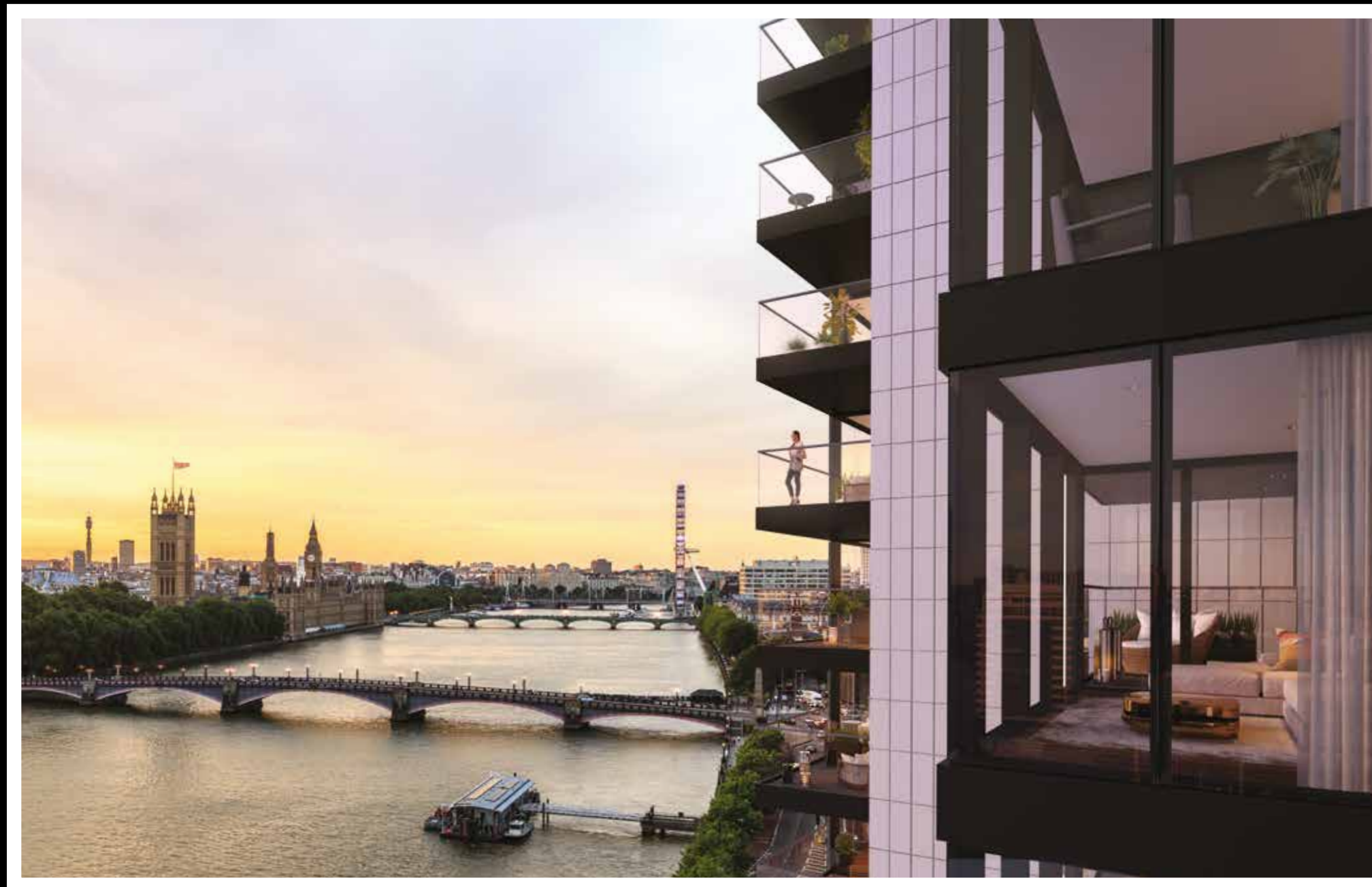
WELCOME

Welcome to The Dumont, the centrepiece of Albert Embankment Plaza, Central London's most refined new riverfront district. Nowhere else in the world do buildings designed by a trio of its foremost architects sit side by side, surrounded by an elegant new public space featuring signature restaurants, al fresco cafés and artisan stores.

The Dumont, at the very heart of the plaza blends classic architectural styling with sleek contemporary interiors, with every residence orientated to enjoy the best views and natural sunlight throughout the day.

Every resident will enjoy access to a unique suite of facilities located throughout the plaza, which combined create a riverfront lifestyle unlike anything ever seen before in London. From admiring the view in the refined surroundings of the Observatory and Private Dining Room or enjoying a game of pool and ten-pin bowling with friends in the entertainment suite, or just relaxing in the warm tranquillity of the infinity pool and spa at the Vitality Rooms.

The Dumont re-writes the rules for sophisticated London living. Effortless in style, whilst affording the most contemporary and complete lifestyle that this city has ever seen.



Computer-generated image of The Dumont, indicative only

Classic London Living



A unique curve of the River Thames

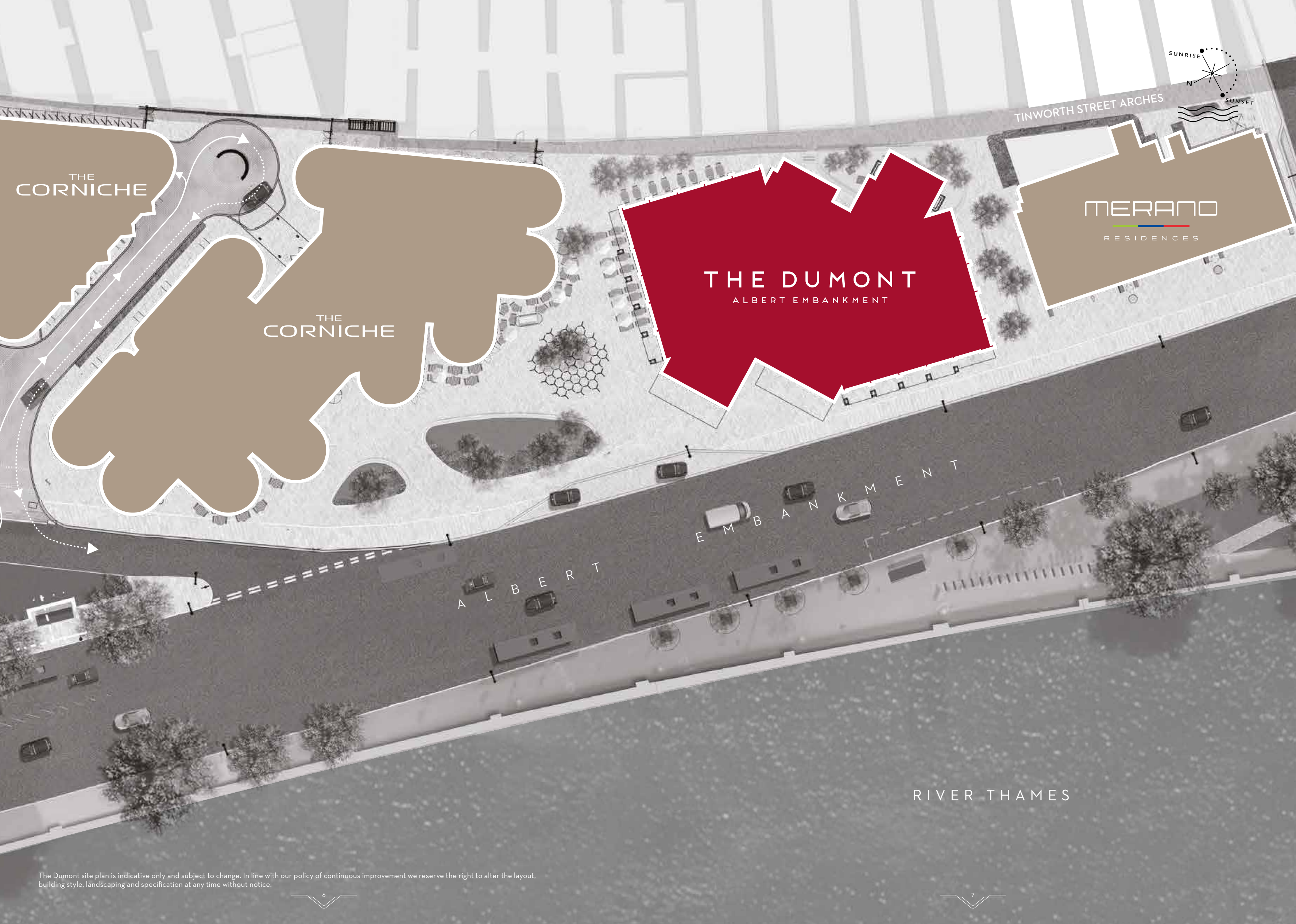
SITUATED ON CENTRAL LONDON'S LONGEST NORTH TO SOUTH STRETCH OF THE RIVER, THE DUMONT IS ORIENTATED TO ENJOY THE BEST VIEWS IN THE CAPITAL. FROM THE CITY AND THE SHARD LIT BY THE RISING SUN IN THE EAST, TO THE NEARBY WORLD-RENNOWNED LANDMARKS OF THE HOUSES OF PARLIAMENT AND LONDON EYE.



THE
CORNICHÉ

THE DUMONT

MERANO



THE CORNICHE

THE CORNICHE

THE DUMONT
ALBERT EMBANKMENT

MERANO
RESIDENCES

TINWORTH STREET ARCHES

A L B E R T

E M B A N K M E N T

RIVER THAMES

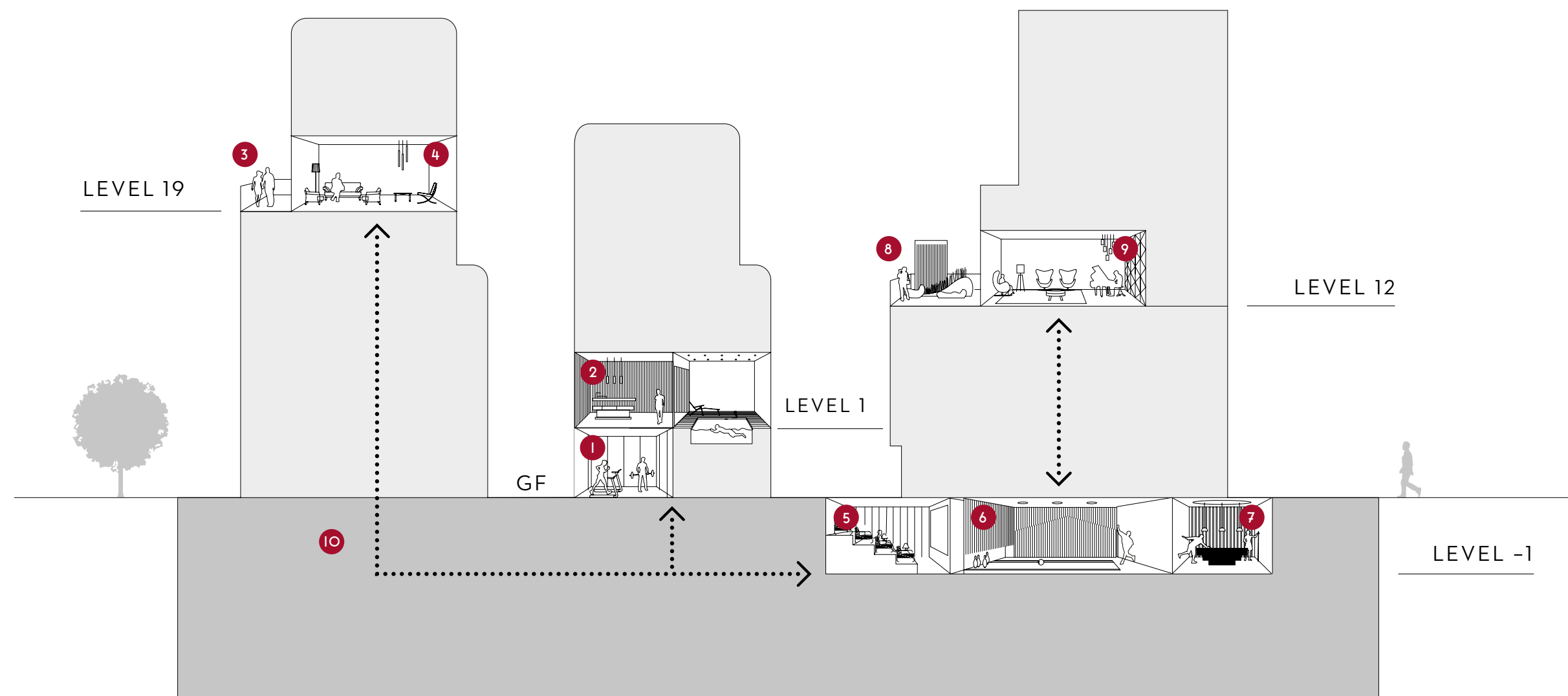


Residents' facilities

1. Gym
2. Pool & Vitality Rooms
3. Skyline Club lounge terrace
4. Skyline Club lounge
5. Private Cinema
6. Ten-pin bowling
7. Games room
8. Secret garden roof terrace
9. Observatory & Private Dining
10. Residential parking

THE CORNICHE

THE DUMONT



Site plan is 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.

Two bedroom apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite stone worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Lacquered kitchen unit doors to base and tall units. Laminate finish to wall unit doors

Composite stone breakfast bar worktop with lacquered front panel *

Soft closing doors and drawers

Metallic finger pull detail to lower level cabinets

Feature lighting below wall cabinets

Fully integrated Miele appliances:

Multi-function oven

Microwave

Induction hob

Integrated extractor fan

Integrated fridge/freezer

Integrated dishwasher

Under counter wine cooler

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

* Features in Types 15, 17 & 22

Three bedroom apartments

Fully fitted designer kitchen with a choice of two colour palettes

Composite stone worktop and upstand with under mounted sink and inset drainer

Mirrored glass splashback

Veneer kitchen unit doors to base and tall units. Metal effect finish to wall unit doors

Composite stone breakfast bar worktop with a veneer front panel *¹

Composite stone Island unit worktop with veneer front panel *²

Soft closing doors and drawers

Metal finger pull band detail to lower level cabinets

Lighting below wall cabinets

Stone floor finish with a choice of two colour palettes *²

Fully integrated Miele appliances:

Multi-function oven

Microwave

Induction hob

Steam oven *²

Warming drawers *²

Extra under counter fridge *²

Integrated extractor fan

Integrated fridge/freezer

Integrated dishwasher

Under counter wine cooler

Free standing Siemens washer dryer located in hallway/utility cupboard

Note: Location of kitchen appliances is subject to change

*¹ Features in Type 12

*² Features in Types 18 & 23



KITCHEN SPECIFICATIONS



Kitchen from three bedroom apartment
Computer-generated image is indicative only

Two bedroom apartments

- Interior designed bathroom with a choice of two colour palettes
- Porcelain tiles to floor and walls
- Feature stone vanity unit with under mounted basin and stone mirror surround
- Wall mounted taps
- Bath panel finish to match wall tile with fitted shower screen featuring fixed head and wall mounted hand shower
- Walk-in shower featuring fixed head and wall mounted hand shower with glass shower screen *
- Recessed niche with light detail above bath
- Recessed niche with shelf in shower enclosure
- Stone feature to the recessed niche in either the bath or shower enclosure
- Heated towel rail
- Branded sanitaryware
- Wall mounted WC with concealed cistern
- Recessed toilet roll holder
- Mirrored cabinet above WC with concealed shaver socket
- Demisting illuminated wall mirror
- Underfloor heating
- * Where applicable

Cloakroom

- Porcelain tiles to floor and walls
- Feature stone vanity unit with under mounted basin
- Wall mounted taps
- Branded sanitaryware
- Wall mounted WC with concealed cistern
- Recessed toilet roll holder
- Towel rail
- Storage space provided



BATHROOM
& ENSUITE
SPECIFICATIONS

Three bedroom apartments

- Interior designed bathroom with a choice of two colour palettes
- Composite stone to walls and floors in master en-suite only and porcelain tiles to walls and floors in secondary bathrooms
- Natural stone finish to walls and floors in master en-suite and composite stone to walls and floors in secondary bathrooms *¹
- Feature stone vanity unit with under mounted basin and stone mirror surround
- Feature vanity unit with under mounted basin
- Wall mounted taps
- Bath top surround to match wall finish with fitted shower screen in master en-suite bathroom
- Bath panel finish to match wall finish with fitted shower screen in secondary bathrooms
- Walk in shower featuring fixed head and wall mounted hand shower with fitted shower screen *
- Free standing bath *²
- Recessed niche with light detail above bath
- Recessed niche with shelf in shower enclosure
- Stone feature to the recessed niche in either the bath or shower enclosure
- Mirrored cabinet above basin with feature lights in master ensuite and mirrored cabinet in secondary bathrooms above WC
- Heated towel rail
- Branded sanitaryware
- Wall mounted WC with concealed cistern
- Recessed toilet roll holder
- Demisting illuminated wall mirror
- Underfloor heating
- * As shown on floor plan layout
- *¹ Features in Types 18 & 23
- *² Features in Type 18

Cloakroom

- Porcelain tiles to floor and walls
- Natural stone finish to walls and floors in WC *
- Feature stone vanity with under mounted basin
- Wall mounted taps
- Branded sanitaryware
- Wall mounted WC with concealed cistern
- Recessed toilet roll holder
- Heated towel rail
- Storage space provided
- * Features in Types 18 & 23



Bathroom from two bedroom apartment
Computer-generated image is indicative only



Bathroom from three bedroom apartment
Computer-generated image is indicative only

Two bedroom apartments

- Full height veneer entrance doors
- Internal veneer doors with painted architraves
- Engineered timber flooring to living room, kitchen and hallways with a choice of two colour palettes
- Matching chrome ironmongery, sockets and switches in visible areas
- Carpet to bedrooms with a choice of two colour palettes
- Fitted wardrobes with veneer doors and feature lighting fitted with full height and half height hanging rail and shelving in the master bedroom only
- Space for wardrobe in second bedroom
- White painted skirting throughout
- Off white painted walls and white painted ceilings

Three bedroom apartments

- Full height veneer entrance doors
- Internal veneer doors with painted architraves
- Engineered timber flooring to living room, kitchen and hallways with a choice of two colour palettes
- Matching brass ironmongery, sockets and switches in visible areas
- Natural stone flooring to living room, kitchen and hallways with a choice of two colour palettes *
- Carpet to bedrooms with a choice of two colour palettes
- Fitted wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail, drawer pack and shelving in the master bedroom
- Fitted wardrobes with veneer doors and feature lighting, fitted with top shelf, full height and half height hanging rail and shelving in the second bedroom
- Space for wardrobe in third bedroom
- White painted skirting throughout
- Off-white painted walls and white painted ceilings

* Features in Types 18 & 23

Communal Areas

- Private residents' cinema, games room with pool table and ten pin bowling located in the basement of The Dumont
- 12th floor residents' lounge and roof terrace
- Fully fitted gym, swimming pool and spa located on the ground and first floor of The Corniche
- Skyline Club Lounge and roof terrace on 19th floor of The Corniche

Security

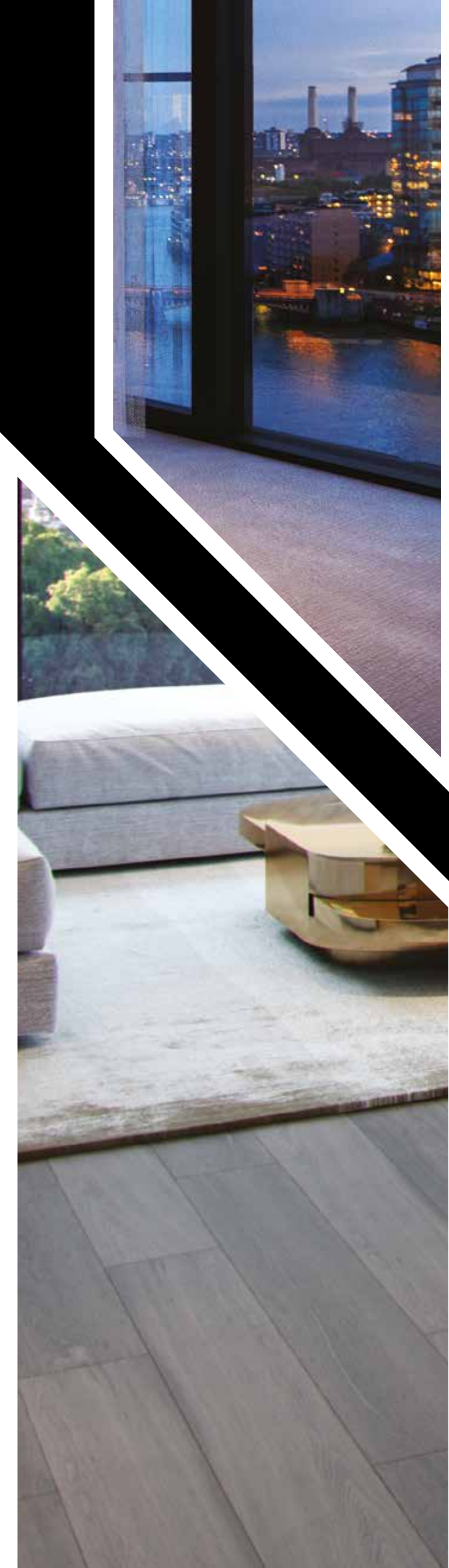
- Entrance to building and car park via key fob
- Video phone entry
- 24-hour concierge service
- CCTV coverage to external areas and selected internal areas

Car parking

- Basement car parking available under separate negotiation

Other

- Cycle storage in basement
- Residents' storage in basement available under separate negotiation
- Smoke detectors and sprinkler system
- Lift to all floors
- Car club located on Tinworth Street



GENERAL FINISHES SPECIFICATIONS

ELECTRICS & LIGHTING SPECIFICATIONS

Two bedroom apartments

LED downlighters throughout with dimmable downlighters to living room and master bedroom

Concealed linear lighting to living room

5-amp lighting circuits in living room and master bedroom

Double sockets with USB charging points to the living, bedroom and kitchen area

Multipoint TV outlets to living room and bedrooms

Wiring for HD digital TV to include: Sky+, 2no. European/Asian satellites to living room and master only

Fibre broadband connection

Comfort cooling and heating system provided to all habitable rooms

Telephone point to living room and master bedroom

Pre-wired for installation of sound system

Three bedroom apartments

Integrated touch screen controlled comfort cooling, heating and lighting *

LED downlighters throughout with dimmable downlighters to living room and master bedroom

Concealed linear lighting to living room

5-amp lighting circuits in living room and master bedroom

Double sockets with USB charging points to the living, bedroom and kitchen area

Multipoint TV outlets to living rooms and bedrooms

Wiring for HD digital TV to include: Sky+, 2no. European/Asian satellites to living room and master only

Fibre broadband connection

Comfort cooling and heating system provided to all habitable rooms

Telephone point to living room and master bedroom

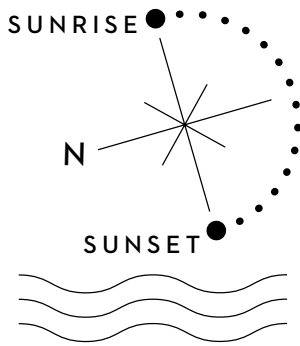
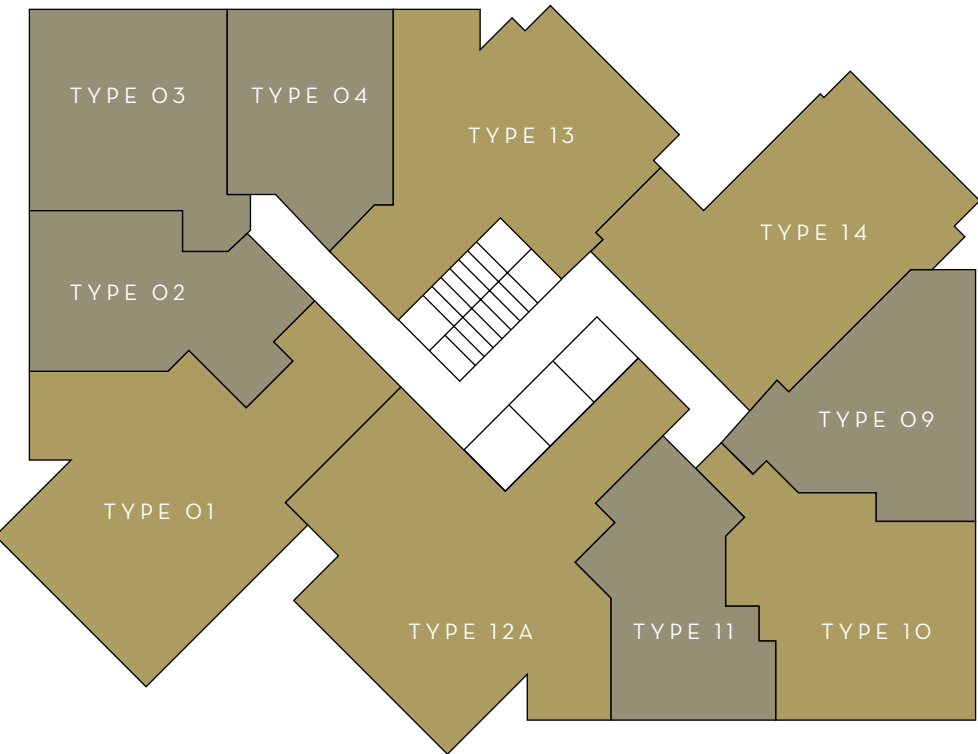
Pre-wired for installation of sound system

* Features in Types 18 & 23

LEVELS 02-04

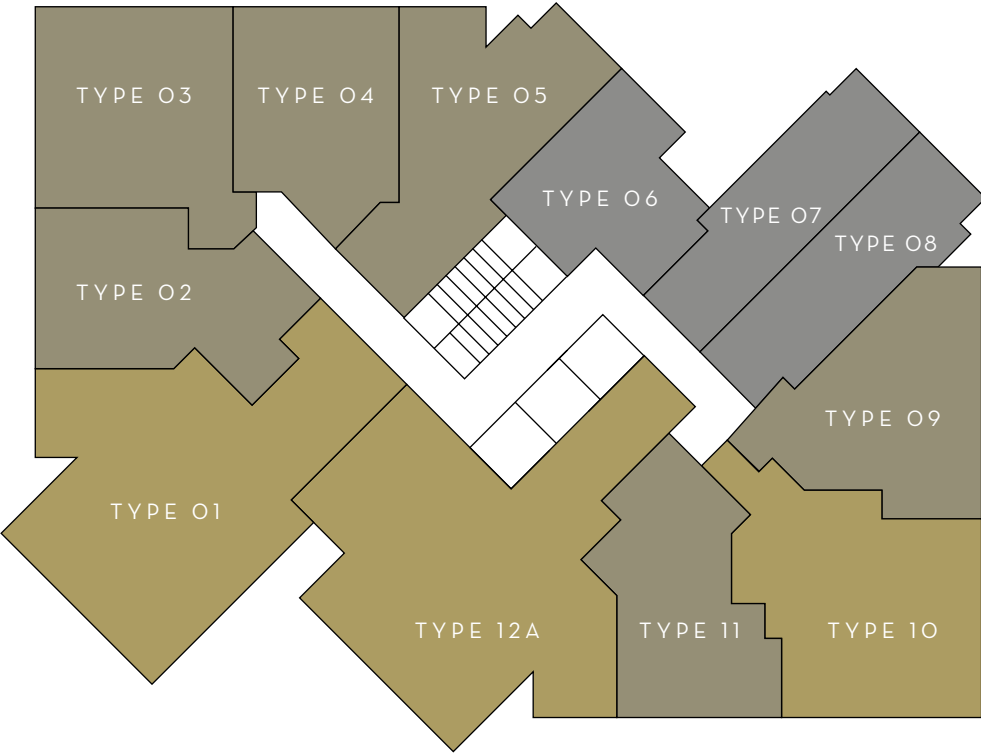


LEVELS 07-9

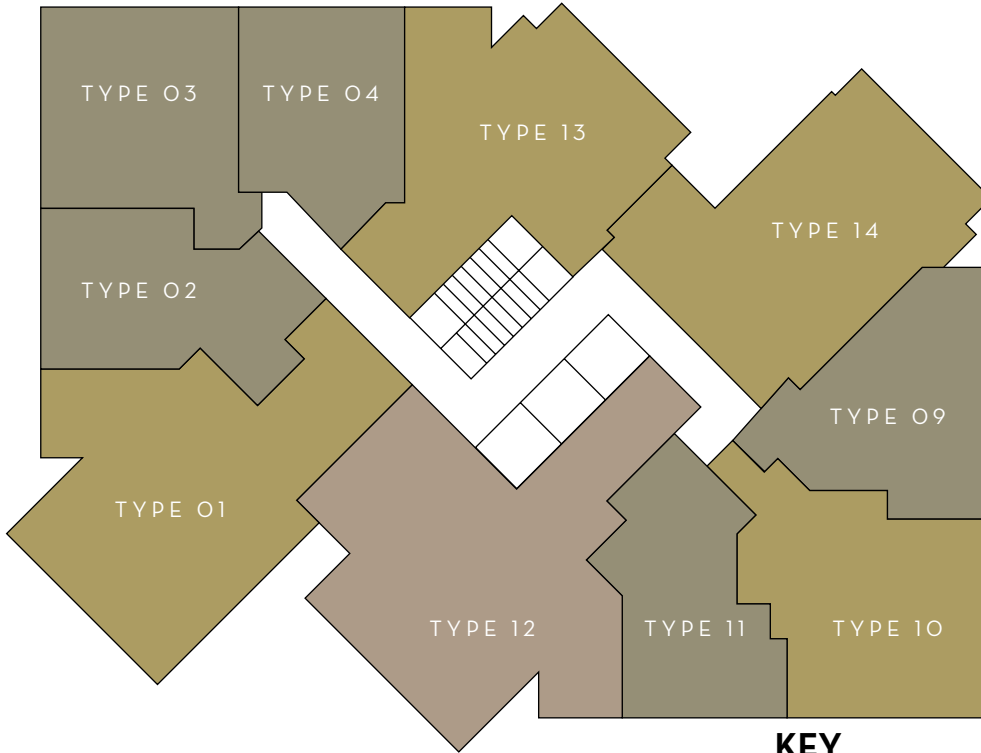


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LEVELS 05-06



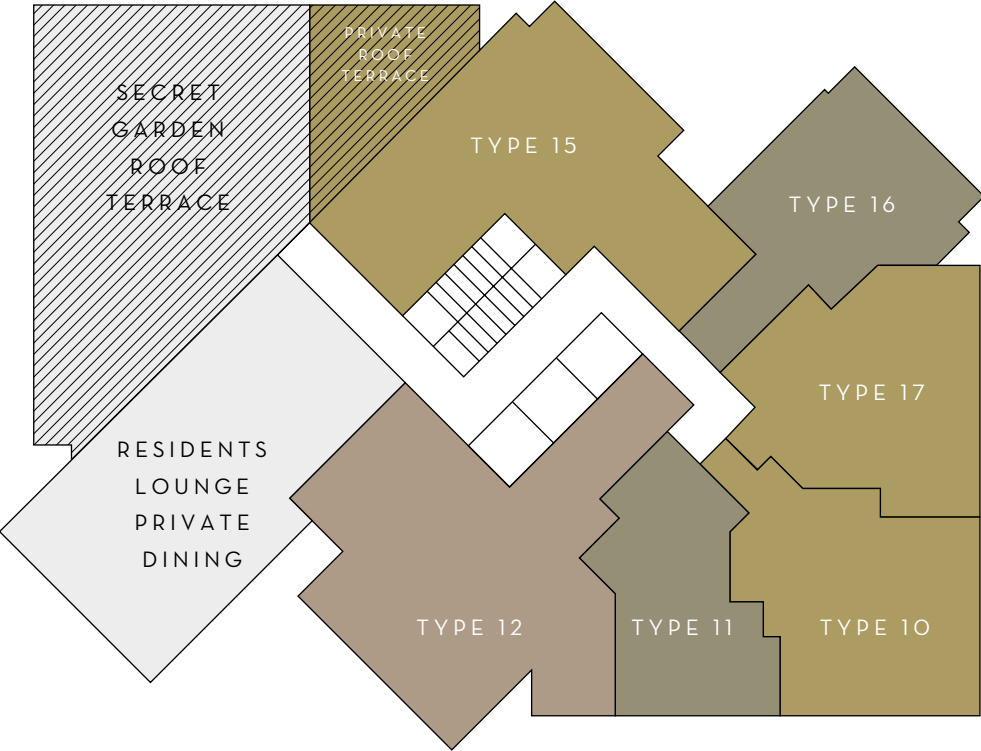
LEVELS 10-11



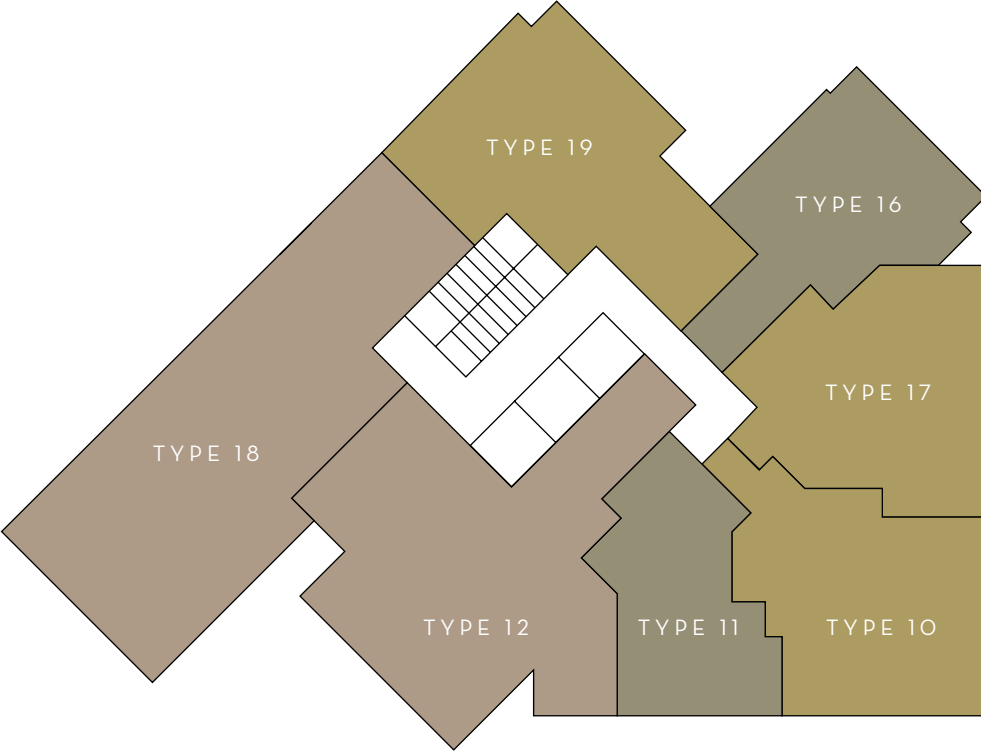
- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Shared Ownership Apartment

FLOORPLATES

LEVEL 12



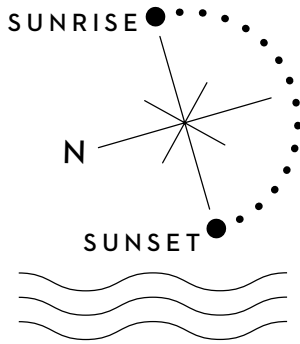
LEVELS 13-17



LEVEL 18



*Layouts available on request



- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Communal areas
 - Roof Terrace

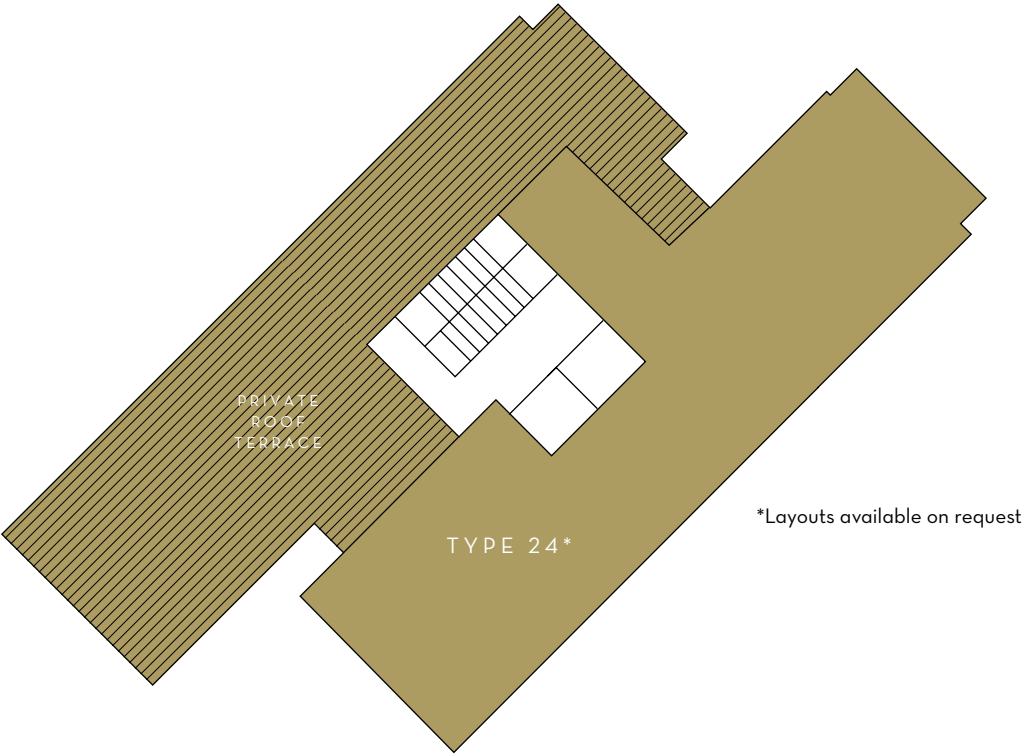
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FLOORPLATES

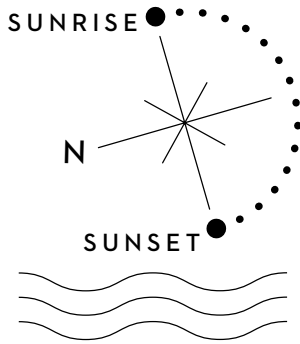
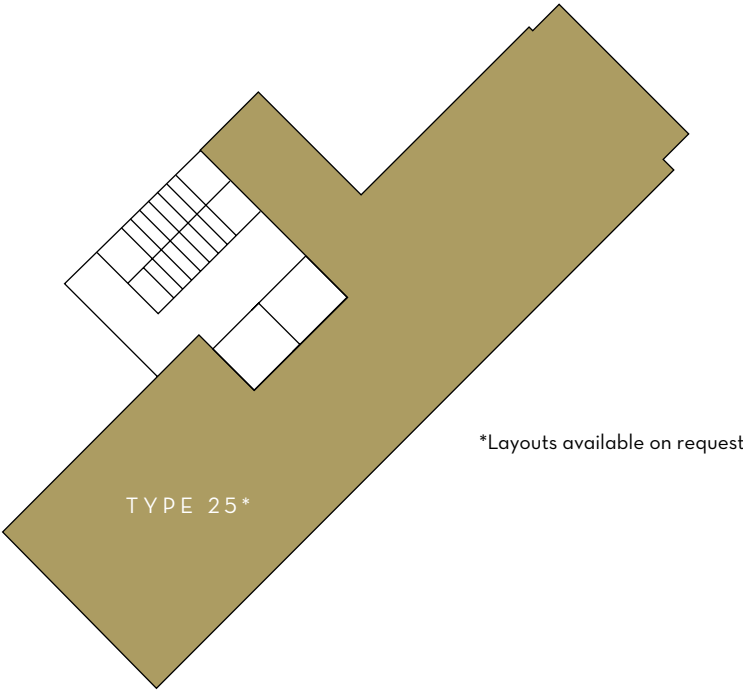
LEVELS 19-23



LEVEL 24



LEVELS 25-29



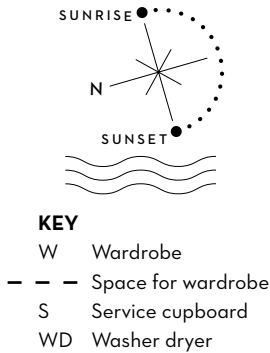
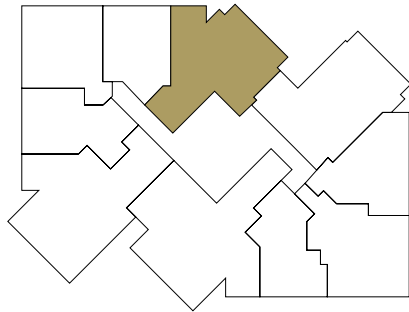
- KEY**
- Suite Apartment
 - 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Roof Terrace

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TWO BEDROOMS



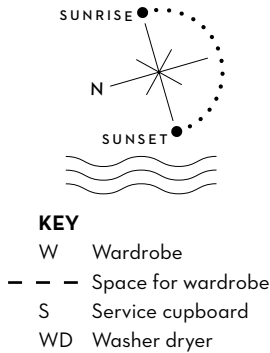
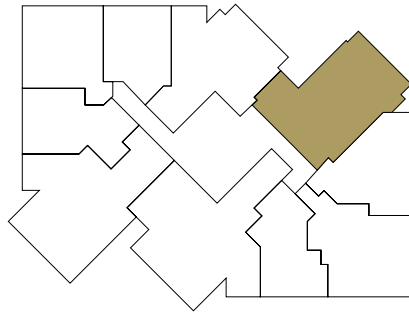
TYPE 13					
Apartment	7.05	8.05	9.05	10.05	11.05
Living/Kitchen/Dining	6.05 x 4.01m	19'10" x 13'2"			
Bedroom 1	3.00 x 3.72m	9'10" x 12'2"			
Bedroom 2	3.17 x 4.27m	10'5" x 14'0"			
Total Internal Area	86.19 m²	928 ft²			
Winter Garden	7.70 x 1.50m	25'3" x 4'11"			
Total External Area	11.46 m²	123 ft²			



TWO BEDROOMS



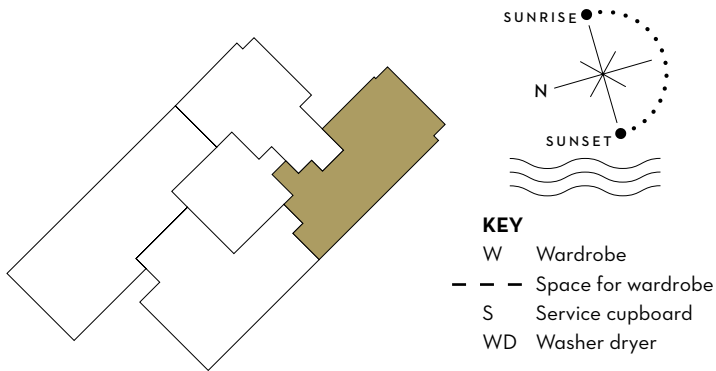
TYPE 14					
Apartment	7.06	8.06	9.06	10.06	11.06
Living/Kitchen/Dining	6.70 x 4.48m	22'0" x 14'8"			
Bedroom 1	3.10 x 3.71m	10'2" x 12'21"			
Bedroom 2	3.46 x 3.62m	11'4" x 11'10"			
Total Internal Area	98.00 m²	1,055 ft²			
Winter Garden	1.50 x 7.72m	4'11" x 25'4"			
Total External Area	11.46 m²	123 ft²			



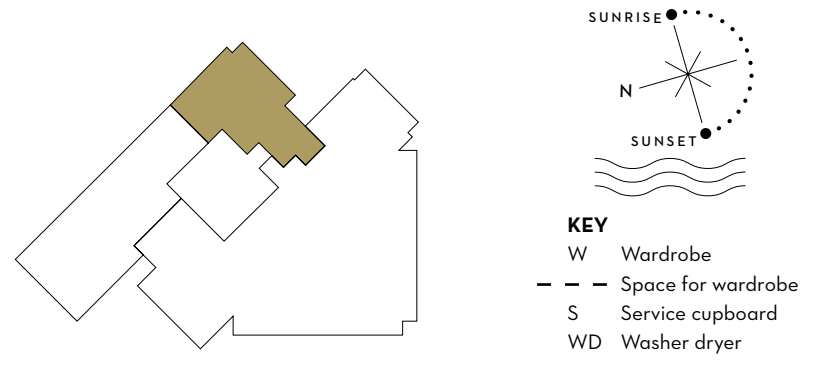
TWO BEDROOMS



TYPE 22				
Apartment	1904	2004	2104	2204 2304
Living	5.03 x 5.06m	16'6" x 16'7"		
Kitchen/Dining	2.92 x 6.76m	9'7" x 22'2"		
Bedroom 1	3.74 x 3.23m	12'3" x 10'7"		
Bedroom 2	3.73 x 3.34m	12'3" x 10'11"		
Total Internal Area	104.49 m²	1,125 ft²		
Balcony	7.70 x 1.65m	25'3" x 5'5"		
Total Internal Area	12.72 m²	137 ft²		



TYPE 21					
Apartment	1803	1903	2003	2103	2203 2303
Living/Kitchen/Dining	4.04 x 8.01m	13'3" x 26'3"			
Bedroom 1	3.05 x 3.36m	10'0" x 11'0"			
Bedroom 2	3.89 x 3.19m	12'9" x 10'6"			
Total Internal Area	79.73 m²	858 ft²			
Balcony	7.70 x 1.65m	25'3" x 5'5"			
Total External Area	12.72 m²	137 ft²			



TWO BEDROOMS

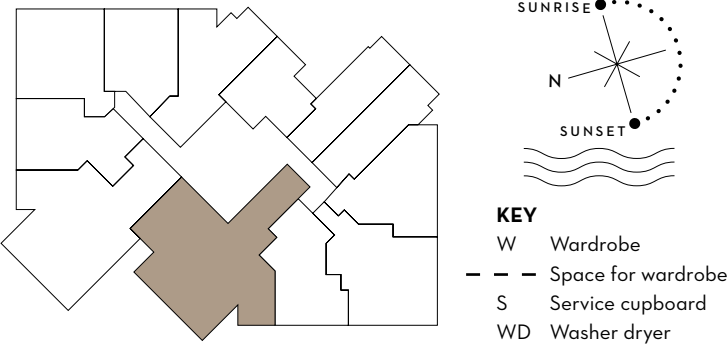


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THREE BEDROOMS



TYPE 12				
Apartment	10.10 16.07	11.10 17.07	12.06 13.07	14.07 15.07
Living/Kitchen/Dining	7.22 x 5.22m		23'8" x 17'2"	
Bedroom 1	4.43 x 3.36m		14'6" x 11'0"	
Bedroom 2	3.29 x 3.90m		10'10" x 12'10"	
Bedroom 3	4.45 x 3.04m		14'7" x 10'0"	
Total Internal Area	128.89 m²		1,387 ft²	
Balcony	2.55 x 3.57m		8'4" x 11'9"	
Total External Area	9.11 m²		98 ft²	

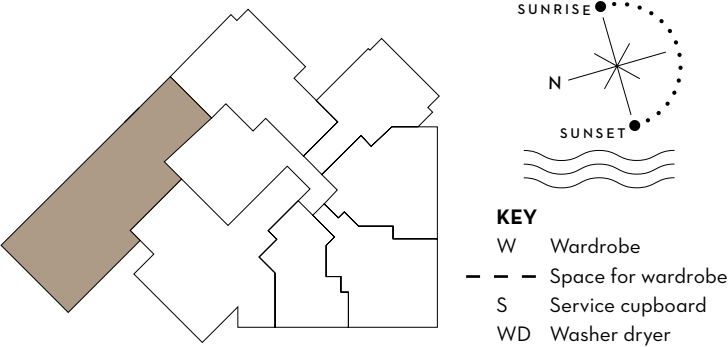


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THREE BEDROOMS



TYPE 18						
Apartment	13.01	14.01	15.01	16.01	17.01	18.02
	19.02	20.02	21.02	22.02	23.02	
Living / Kitchen	4.77 x 8.24m		15'8" x 27'0"			
Dining	3.50 x 6.61m		11'6" x 21'8"			
Bedroom 1	3.98 x 3.23m		13'0" x 10'7"			
Bedroom 2	4.89 x 2.70m		16'1" x 8'10"			
Bedroom 3	3.22 x 3.45m		10'7" x 11'4"			
Total Internal Area	144.58 m²		1,556 ft²			
Balcony	2.55 x 3.57m		8'4" x 11'9"			
Total External Area	9.11 m²		98 ft²			

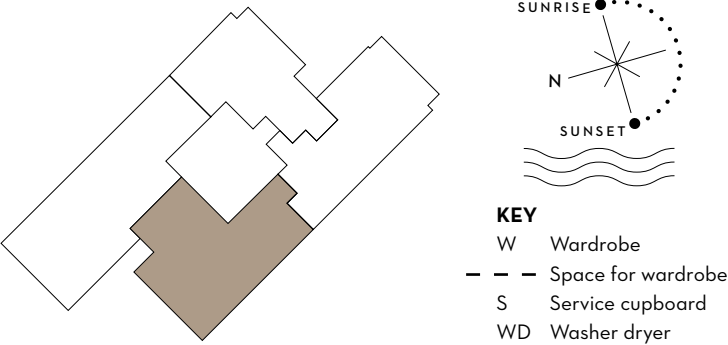


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THREE BEDROOMS



TYPE 23				
Apartment	19.01	20.01	21.01	22.01 23.01
Living/Dining	6.16 x 4.83m		20'2" x 15'10"	
Kitchen	4.58 x 2.97m		15'0" x 9'9"	
Bedroom 1	3.13 x 4.74m		10'3" x 15'7"	
Bedroom 2	3.35 x 3.33m		11'0" x 10'11"	
Bedroom 3	2.85 x 3.36m		9'4" x 11'0"	
Total Internal Area	123.27 m²		1,327 ft²	
Balcony	2.55 x 3.57m		8'4" x 11'9"	
Total External Area	9.11 m²		98 ft²	



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Photograph of Riverlight, indicative only

DESIGNED FOR LIFE

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St James they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St James operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James' homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



Computer-generated image of the Piazza outside The Corniche, indicative only

A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



WWW.BERKELEYFOUNDATION.ORG.UK

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

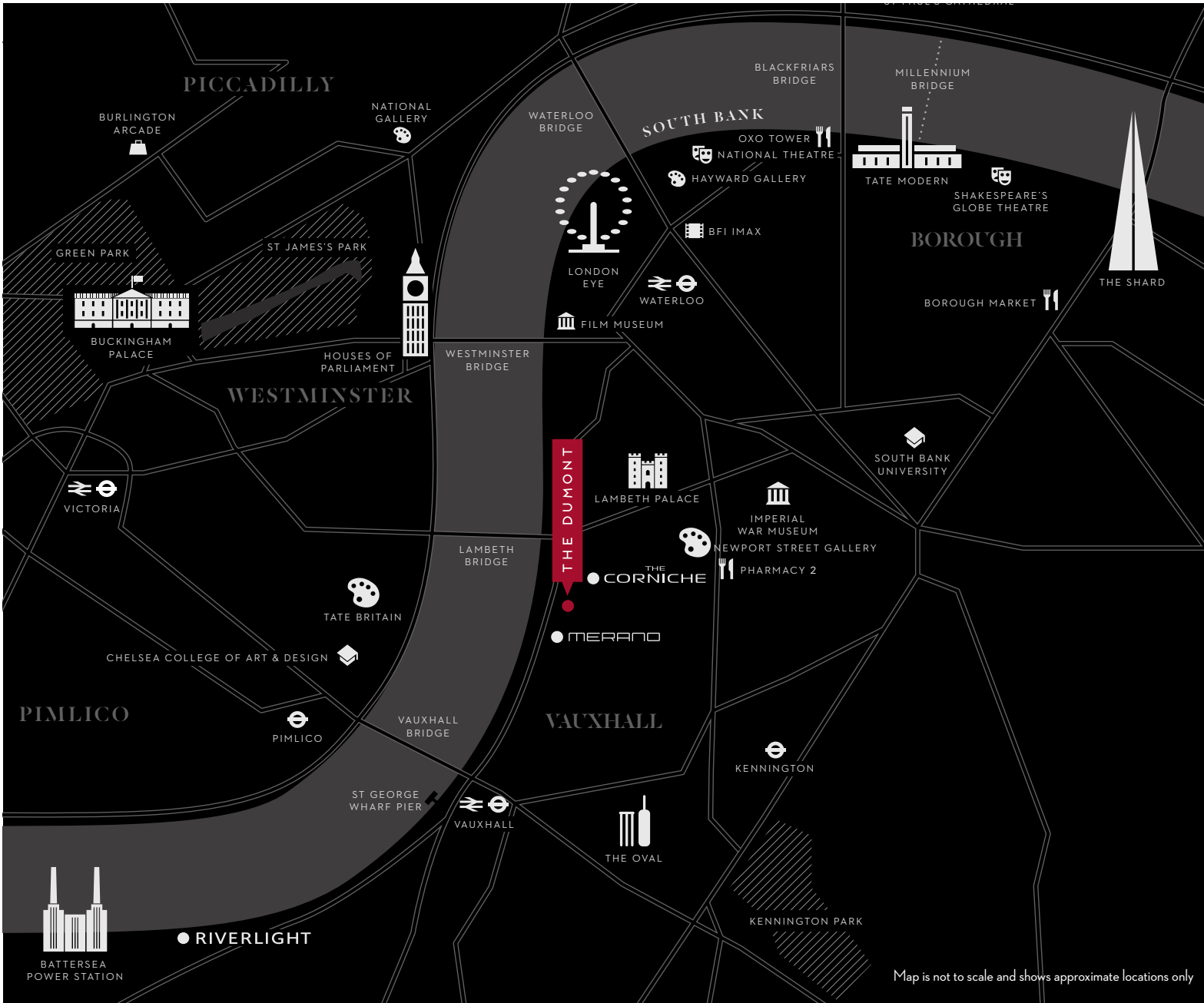
We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



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