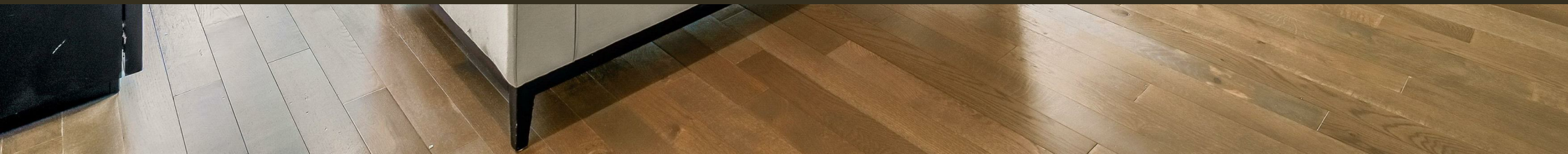




1 Riverlight Quay, London
SW11

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£1,450,000 Leasehold

A direct river facing 2-bedroom apartment of 1,108sq.ft (102.9sq.m) available in Riverlight Quay, a popular modern riverside development in the heart of Nine Elms. This spacious property offers open plan living to the highest standards; there are full height floor to ceiling windows accessing 2 private balconies offering fantastic views of the River Thames towards Westminster and beyond. The apartment has a smart open plan custom designed fitted kitchen with Siemens appliances, 2 luxury bathrooms (1 en-suite), good built-in storage throughout, comfort cooling and a secure underground right to park.

Residents of Riverlight Quay have the use of a 24-hour concierge, a residents health spa with a well-equipped "river view" gymnasium, a heated swimming pool with steam room, sauna, and a Jacuzzi, as well as a cinema screening room and virtual golf facility. The on-site amenities include the Black Cab Coffee Co, Nine Elms Tavern, and Sainsbury's. There is also a Waitrose supermarket at Embassy Gardens, opposite, and you will also be within easy reach of other local shops and restaurants forming the Nine Elms regeneration with both Nine Elms & Battersea Power Station Tube Stations on yo
Please note furniture may differ to that shown in the current photos.

- Council Tax Band G (London Borough of Wandsworth)
- Leasehold: 986 Years Remaining
- Service Charges: Approx. £9,000 per annum
- Ground Rent: £750 per annum

- 2 Bedrooms
- 1,108sq.ft (102.9sq.m)
- Direct River Views
- Dual Aspect
- Open Plan Reception
- Secure Parking
- 2 Balconies
- 24 Hour Concierge
- Residents Gym
- Swimming Pool & Spa Facilities

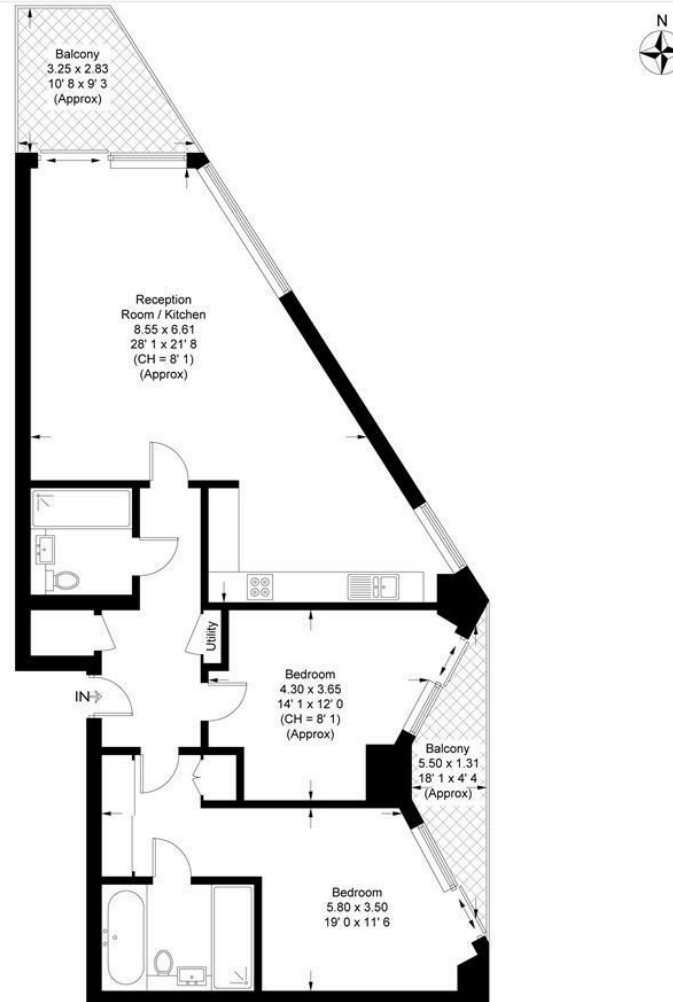


EPC certificate available on request.

Riverlight Quay

Approximate Gross Internal Area = 1108 sq ft / 102.9 sq m
Balcony = 131 sq ft / 12.2 sq m

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LONDON



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.



