



3 Riverlight Quay, Nine Elms
London SW11

GARTON JONES.COM

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£2,000,000 Leasehold

EWS1 COMPLIANT. A stunning lateral Penthouse apartment with 1,921sq.ft (178sq.m) of living space and 714sq.ft of private terraces. Comprising an open-plan reception with a hi-spec, fully integrated kitchen (Miele & Gaggenau Appliances) leading onto a substantial south-facing private terrace. This beautifully designed Penthouse has fantastic floor to ceiling windows throughout, absorbing spectacular views of the London skyline and beyond. This exceptional penthouse further benefits from 3 generous double bedrooms, 3 Luxury Bathrooms, each with their own private terrace to take in the spectacular sunset views overlooking the iconic Battersea Power Station, River & Chelsea Bridge. The high specification ensures that the finish of this penthouse is of the highest standard with many features and benefits including 3.4m ceiling heights throughout, maximizing the natural light as well as the beautiful summer sunsets. Facilities include a residents health spa with a well-equipped "river view" gymnasium a heated swimming pool, sauna, Jacuzzi, steam room, virtual golf, a cinema and digital games room, resident's lounge, business suite and a 24-hour concierge service.

Leasehold: 992 Years Remaining
Service Charge: Approx. £12,000 per annum
Ground Rent: Approx. £1,000 per annum
Wandsworth Council Tax Band H - £1,796.39 per annum

- Triple Aspect Penthouse Apartment
- 1921sq.ft (178.48sq.m)
- 3 Double Bedrooms & 3 Bathrooms (3 En-Suite)
- Open Plan Reception Room
- Fantastic Views, 3 Balconies
- Right to Park
- 24 Hour Concierge
- Residents Leisure Suite with Gymnasium & Swimming Pool
- Close to Local Shopping Facilities
- Walking Distance to Vauxhall Rail/Tube Station & The Beautiful Green Open Spaces of Battersea Park



EPC certificate available on request.



