

1 Riverlight Quay, London SW11

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£1,450,000 Leasehold

A direct river facing 2-bedroom apartment of 1,114sq.ft (103.5sq.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 your doorstep.

Please note furniture may differ to that shown in the current photos. $\,$

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

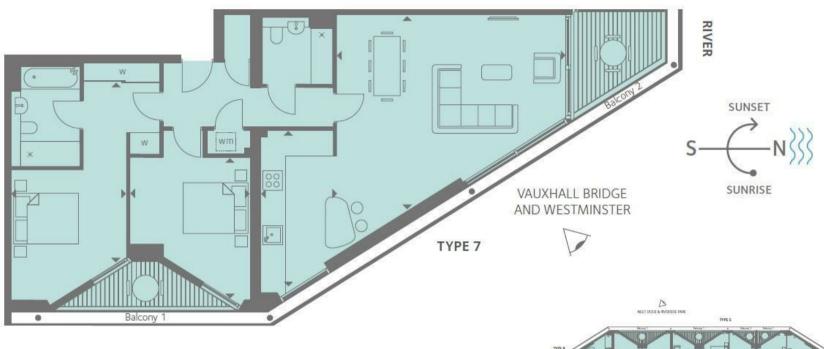
- · 2 Bedrooms
- · 1,114sq.ft (103.5sq.m)
- · Direct River Views
- · Dual Aspect
- · Open Plan Reception
- · Secure Parking
- · 2 Balconies
- · 24 Hour Concierge
- · Residents Gym
- · Swimming Pool & Spa Facilities





EPC certificate available on request.

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| TYPE 7 | 18 |
|--------------------------------------|-------------------------------|
| INTERNAL AREA M ² / SQ FT | 103.50 / 1114 |
| EXTERNAL AREA M ² /SQ FT | 11.59 / 124 |
| Living / Dining | 6.96m x 6.91m / 22'8" x 22'6" |
| Kitchen | 4.71m x 2.27m / 15'4" x 7'4" |
| Bedroom 1 | 5.33m x 3.49m / 17'4" x 11'4" |
| Bedroom 2 | 4.24m x 3.61m / 13'9" x 11'8" |
| Balcony 1 | 5.46m x 1.50m / 17'9" x 4'9" |
| Balcony 2 | 3.25m x 2.80m / 10'6" x 9'1" |



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