



1 Riverlight Quay, London
SW11

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£525,000 Leasehold

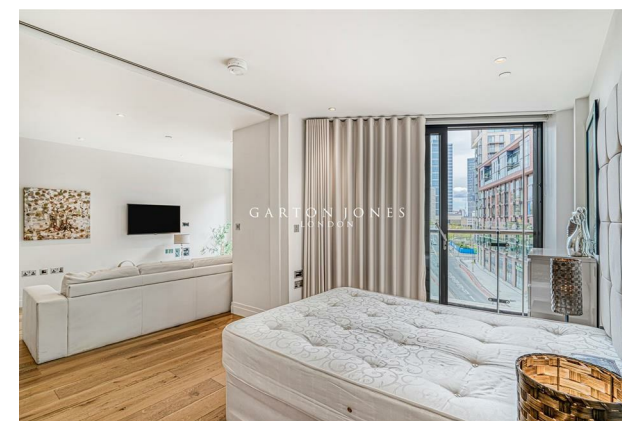
A spacious Manhattan Suite apartment of approx. 439sq.ft (40.80sq.m) available to purchase with secure parking in Riverlight Quay, a popular residential development in the heart of Nine Elms. The property has an open plan reception room with a smart integrated kitchen, wood flooring, comfort cooling, a luxury bathroom suite, and a spacious balcony with views towards the city as well as partial views of the River Thames.

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 D (London Borough of Wandsworth)
- Leasehold: 986 Years Remaining (999 Years from 1 January 2012)
- Service Charges: £4,000 per annum (payable quarterly)
- Ground Rent: £400 per annum (payable annually)

- Manhattan Suite Apartment
- 436sq.ft (40.50sq.m)
- Open Plan Reception
- Balcony
- Floor-to-Ceiling Windows
- 24 Hour Concierge
- Residents Gym
- Swimming Pool & Spa Facilities
- Cinema Screening Room & Virtual Golf
- Close to Battersea Power Station

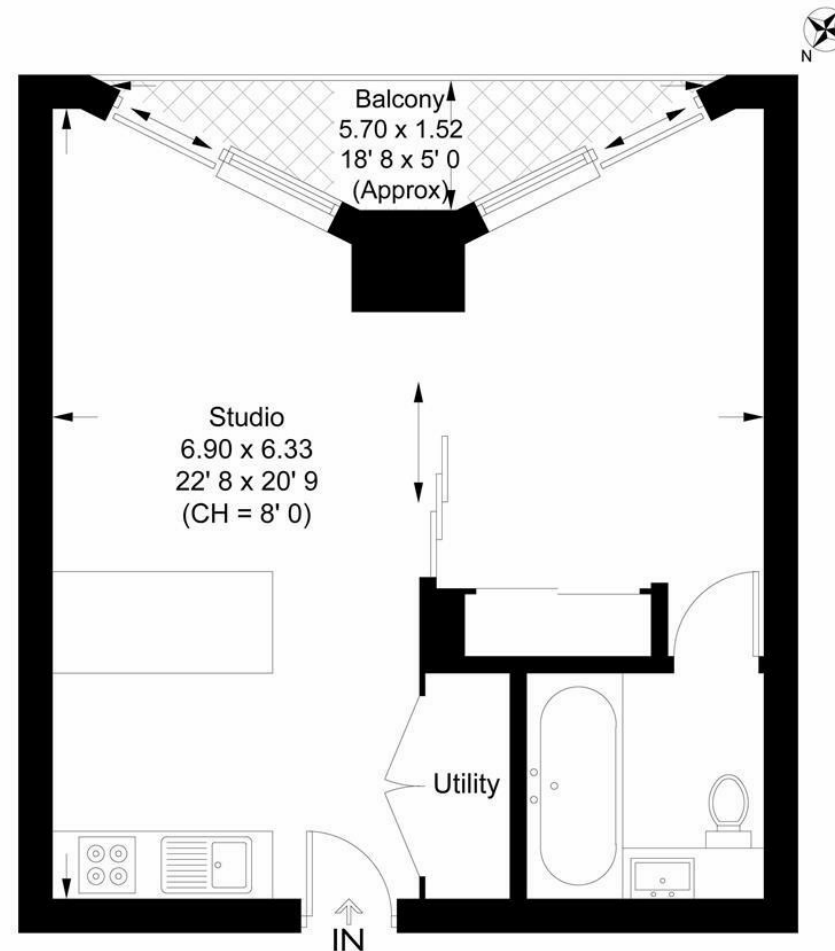


EPC certificate available on request.

Riverlight Quay

Approximate Gross Internal Area = 436 sq ft / 40.5 sq m

Balcony = 54 sq ft / 5 sq m

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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.



