



4 Riverlight Quay, Nine Elms  
London SW11

GARTON JONES.COM



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## £675,000 Leasehold

A Manhattan-style 1 double bedroom apartment to rent of approx. 460sq.ft (42.73sq.m) in 4 Riverlight Quay, a popular modern development located on the banks of the River Thames by Battersea Power Station and the US Embassy. This furnished apartment has an open plan living with a smart integrated kitchen with Siemens appliances, a wine cooler, wood flooring, comfort cooling and a full-width private balcony with partial views of the river. The property further benefits from an en-suite shower to the bedroom with built-in wardrobes. Residents of Riverlight Quay benefit from exclusive facilities to include a fantastic Heated Swimming Pool, Jacuzzi, Sauna and Steam Room as well as a well-equipped mezzanine "river view" Gymnasium. There is also a reception lounge and library, 24-hour concierge and a private cinema screening room and virtual golf room. The on-site amenities include the Black Cab Coffee Co, Nine Elms Tavern and Waitrose supermarket and there are plenty of nearby new restaurants and bars adding to the increasing vibrancy of Nine Elms. Nine Elms Tube Station and Battersea Power Station Northern Line tube stops are now open and both a short walk away from Riverlight Quay.

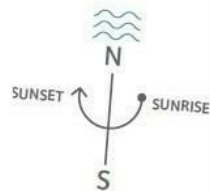
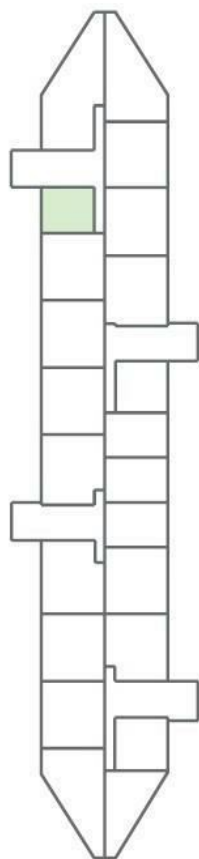
Leasehold: 989 Years Remaining  
Service Charge: Approx. £3,500 per annum  
Ground Rent: £400 per annum  
Wandsworth Council Tax Band D - £898.19 per annum

- EWS1 COMPLIANT
- 460sq.ft (42.73sq.m)
- Manhattan Suite Apartment
- Open Plan Reception with Smart Integrated Kitchen
- Spacious Balcony
- 24 Hour Concierge
- Residents Gym
- Swimming Pool, Spa, Sauna & Jacuzzi
- Cinema Screening Room & Virtual Golf
- Moments from Nine Elms Tube Station



EPC certificate available on request.

## River Thames



INTERNAL AREA M <sup>2</sup> / SQ FT	42.73 / 460
EXTERNAL AREA M <sup>2</sup> / SQ FT	7.26 / 78.1
Living / Dining	4.57m × 3.65m / 15'0" × 12'0"
Kitchen	2.50m × 2.12m / 8'2" × 7'0"
Bedroom 1	4.80m × 2.96m / 15'7" × 9'7"
Balcony	5.28m × 1.49m / 17'3" × 4'9"



