



Riverside Court, London
Nine Elms SW8

GARTON JONES.COM



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£950,000 Leasehold

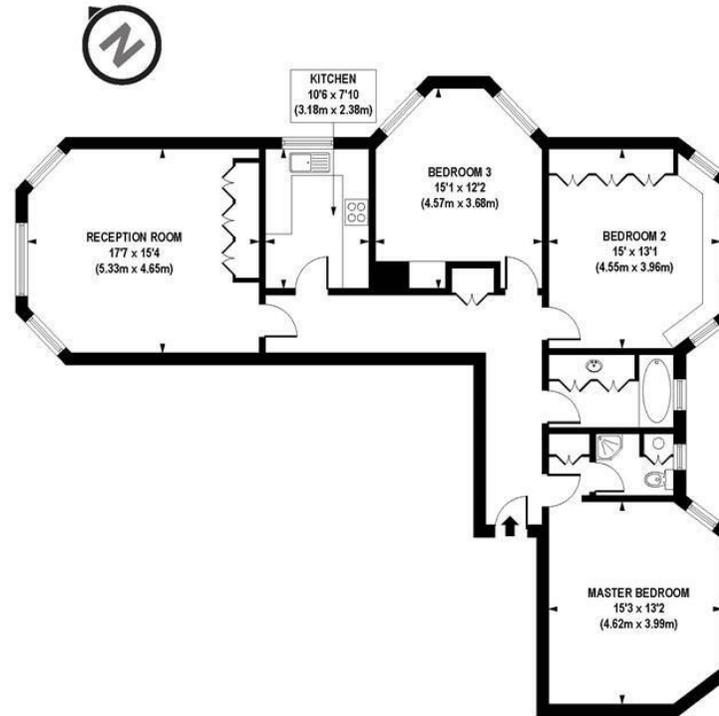
EWS1 COMPLIANT. A fantastic opportunity to purchase a below market value, light and spacious 3-bedroom direct river facing apartment in Riverside Court, a popular development on the banks of the River Thames opposite the US Embassy. Offering 1,170sq.ft (108sq.m) of internal living space, this newly redecorated apartment is currently arranged with 3 spacious double bedrooms, 2 bathrooms (1 en-suite), an impressive triple aspect reception room with direct views overlooking the River Thames, stretching from Battersea Power Station in the West to the City in the East and beyond. There is a separate kitchen also benefitting from views up the River, excellent storage throughout, allocated secure parking and a day porter. Riverside Court is located close to a range of local shops and amenities as well as being within a few minutes' walk of the new transport links of Nine Elms Tube Station, as well as Vauxhall including Rail, Tube (Victoria Line) and Bus Services as well as the River Taxi at St George Wharf. Riverside Court is located in the heart of the Nine Elms regeneration with residents benefitting from the redevelopment of the area with a range of new restaurants, bars and cafes all on your doorstep. The shopping centre at Battersea Power Station is also due to open later this year adding to the excitement of the area.

Leasehold: 84 Years remaining - extension negotiable
Service Charges: Approx. £7,612 per annum
Ground Rent: Peppercorn

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- BELOW MARKET VALUE
- 3 Double Bedrooms
- 1,170sq.ft (108sq.m)
- Direct River Views
- Separate Kitchen
- Secure Allocated Parking
- Day Porter
- Moments from Nine Elms & Vauxhall Tube Stations
- Wandsworth Council Tax Band F



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1170 sq. ft / 108.70 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

