



4 Riverlight Quay, London
SW11

GARTON JONES.COM



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£1,000,000 Leasehold

A fantastic 2 double bedroom apartment for sale in Riverlight Quay, a popular residential development on the banks of the River Thames and in the heart of Nine Elms. Consisting of 765sq.ft (71sq.m) of internal living space, this property benefits from an open plan reception room with an integrated kitchen, 2 bathrooms (1 en-suite), & 2 spacious balconies. 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. This apartment has secure parking available via separate negotiation.

Wandsworth Council Tax Band F - £1,250.96 per annum

Leasehold: 987 Years Remaining

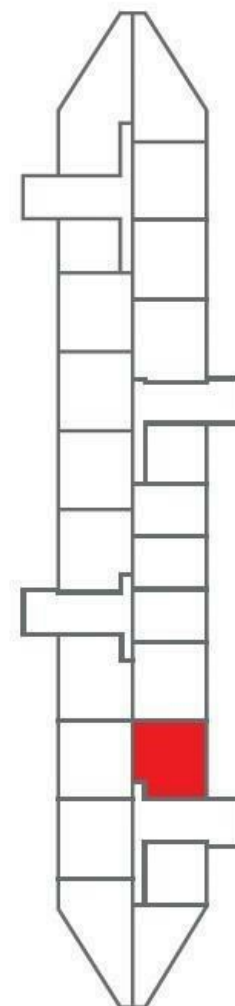
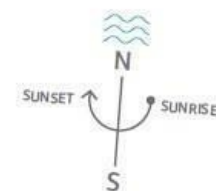
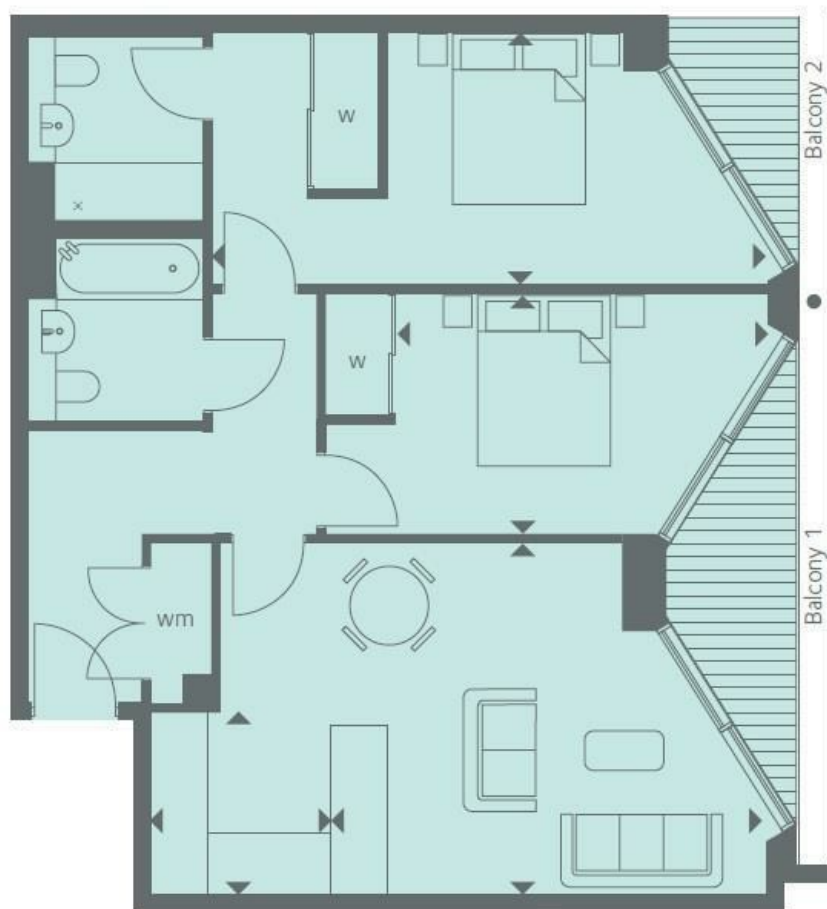
Service Charges: £6,000 per annum (payable quarterly)

Ground Rent: £750 per annum (payable annually)

- 765sq.ft (71sq.m)
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- Smart Integrated Kitchen
- 2 Balconies
- East Facing
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- Cinema Screening Room & Virtual Golf



EPC certificate available on request.



INTERNAL AREA M ² / SQ FT	71.09 / 765
EXTERNAL AREA M ² / SQ FT	7.26 / 78.1
Living / Dining	5.02m x 3.96m / 16'5" x 13'0"
Kitchen	2.06m x 1.65m / 6'8" x 5'4"
Bedroom 1	6.32m x 2.89m / 20'7" x 9'5"
Bedroom 2	4.13m x 2.75m / 13'5" x 9'0"
Balcony 1	5.28 x 1.49m / 17'3" x 4'9"
Balcony 2	2.64 x 1.49m / 8'7" x 4'9"

