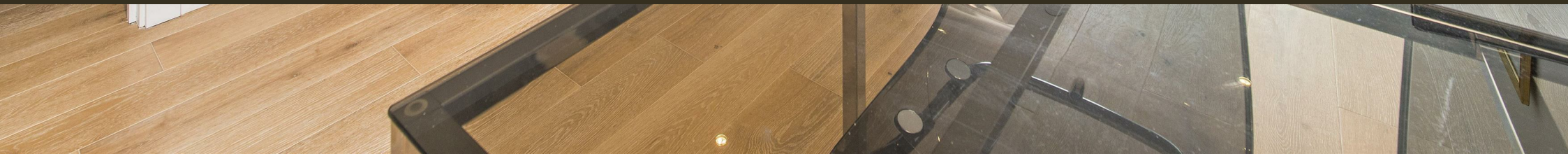




4 Riverlight Quay, London  
Nine Elms SW11

GARTONJONES.COM



## 4 Riverlight Quay, London Nine Elms, SW11

GARTON JONES.COM

9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

### £995,000 Leasehold

A stunning 2-bedroom apartment with parking of 794sq.ft (73sq.m) available in Riverlight Quay, a popular residential development located on the banks of the River Thames. The property has been completed to a high standard and benefits from an open-plan reception room with full height floor to ceiling windows, a smart integrated kitchen, 2 luxury bathrooms (1 en-suite) and 2 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.

Leasehold: 999 Years from 1 January 2012  
Service Charge: Approx. £5,000 per annum  
Ground Rent: £700 per annum  
Wandsworth Council Tax Band F - £1,297.39 per annum

- EWS1 COMPLIANT
- 2 Bedrooms
- 794sq.ft (73.73sq.m)
- Open Plan Reception Room
- Parking
- 2 Balconies
- 24 Hour Concierge
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- Moments from Nine Elms Tube Station



EPC certificate available on request.

TYPE 10C

APARTMENT NUMBER	185		
LEVEL	8		
INTERNAL AREA M <sup>2</sup> / SQ FT	73.65 / 793	73.89 / 795	73.73 / 794
EXTERNAL AREA M <sup>2</sup> / SQ FT	7.26 / 78.1		
Living / Dining	6.34m x 3.55m / 20'8" x 11'6"		
Kitchen	2.56m x 2.16m / 8'4" x 7'1"		
Bedroom 1	6.36m x 2.89m / 20'9" x 9'5"		
Bedroom 2	4.26m x 2.75m / 14'0" x 9'0"		
Balcony 1	5.28m x 1.49m / 17'3" x 4'9"		
Balcony 2	2.64m x 1.49m / 8'7" x 4'9"		

