



1 Riverlight Quay, London
SW11

GARTON JONES.COM



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9 Albert
Embankment
London
SE1 7SP

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

£1,450,000 Leasehold

A direct river facing 2-bedroom apartment of 1,114sq.ft (103.5sq.m) available in Riverlight Quay, a popular modern riverside development in the heart of Nine Elms. This spacious property offers open plan living to the highest standards; there are full height floor to ceiling windows accessing 2 private balconies offering fantastic views of the River Thames towards Westminster and beyond. The apartment has a smart open plan custom designed fitted kitchen with Siemens appliances, 2 luxury bathrooms (1 en-suite), good built-in storage throughout, comfort cooling and a secure underground right to park.

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.

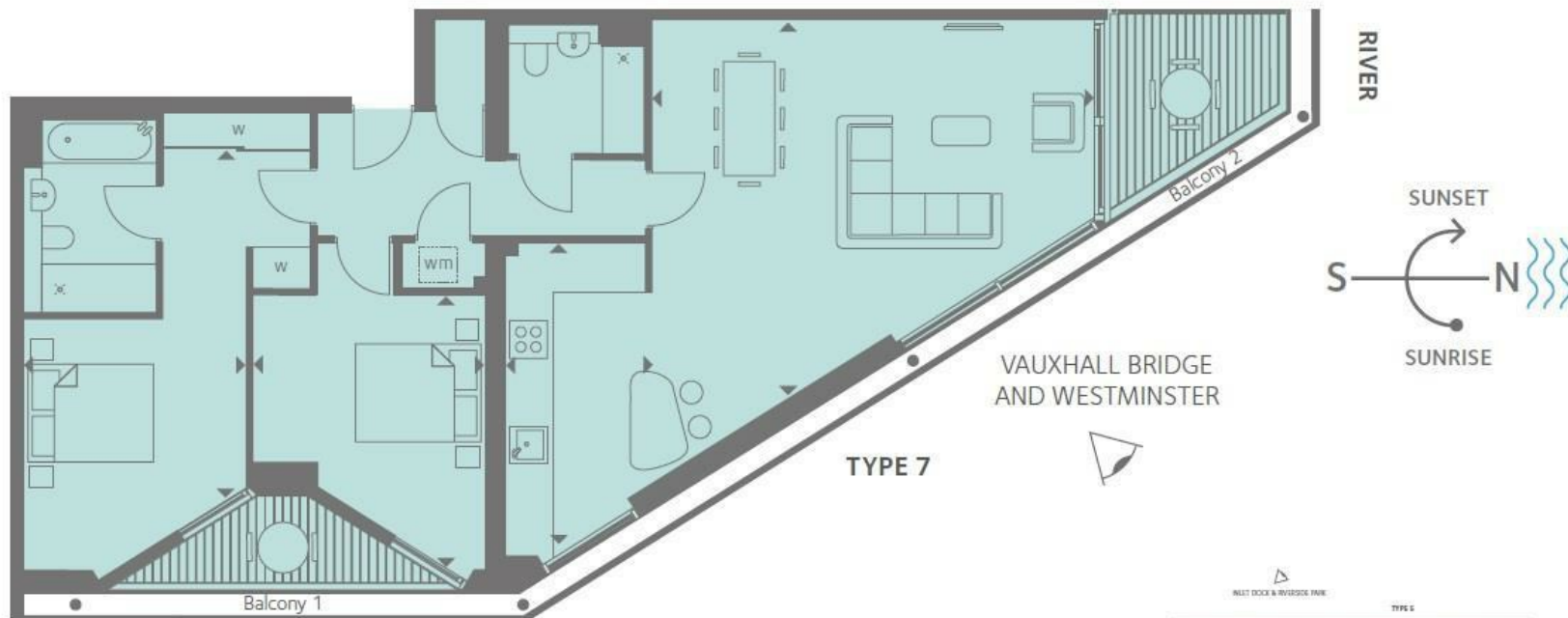
Please note furniture may differ to that shown in the current photos.

- Council Tax Band G (London Borough of Wandsworth)
- Leasehold: 986 Years Remaining
- Service Charges: Approx. £9,000 per annum
- Ground Rent: £750 per annum

- 2 Bedrooms
- 1,114sq.ft (103.5sq.m)
- Direct River Views
- Dual Aspect
- Open Plan Reception
- Secure Parking
- 2 Balconies
- 24 Hour Concierge
- Residents Gym
- Swimming Pool & Spa Facilities



EPC certificate available on request.



TYPE 7	18
INTERNAL AREA M ² / SQ FT	103.50 / 1114
EXTERNAL AREA M ² / SQ FT	11.59 / 124
Living / Dining	6.96m x 6.91m / 22'8" x 22'6"
Kitchen	4.71m x 2.27m / 15'4" x 7'4"
Bedroom 1	5.33m x 3.49m / 17'4" x 11'4"
Bedroom 2	4.24m x 3.61m / 13'9" x 11'8"
Balcony 1	5.46m x 1.50m / 17'9" x 4'9"
Balcony 2	3.25m x 2.80m / 10'6" x 9'1"



