



3 Riverlight Quay, Nine Elms
London SW11

GARTON JONES.COM



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£1,350,000 Leasehold

This river facing apartment, consisting of approx. 857sq.ft (79.62sq.m) of living space has a dual aspect open plan reception room with integrated kitchen, 2 bathrooms (1 en-suite) and 2 balconies enjoying fantastic river views towards Westminster. Facilities will include a residents leisure suite with gymnasium and swimming pool, virtual golf, cinema screening room, business centre, communal gardens and a 24 hour concierge. The development further benefits from onsite amenities such as Nine Elms Tavern, The Black Cab Coffee Company and Waitrose supermarket. Riverlight is well located for access to local shopping facilities and the transport links of Battersea Park, Queenstown Road and Vauxhall.

Lease: 999 Years
Estimated Service Charge: £4.00psf
Ground Rent: Approx £700pa

- Direct Views of the River Thames
- 2 Double Bedroom, 2 Bathrooms (1 En-Suite)
- 2nd Floor (with lift) of 14 Floors
- Dual Aspect Open Plan Reception Room
- Modern Integrated Kitchen
- Utility Cupboard
- 24 Hour Concierge
- Residents Leisure Suite with Gymnasium & Swimming Pool
- Close to Local Shopping Facilities
- The Beautiful Green Open Spaces of Battersea Park

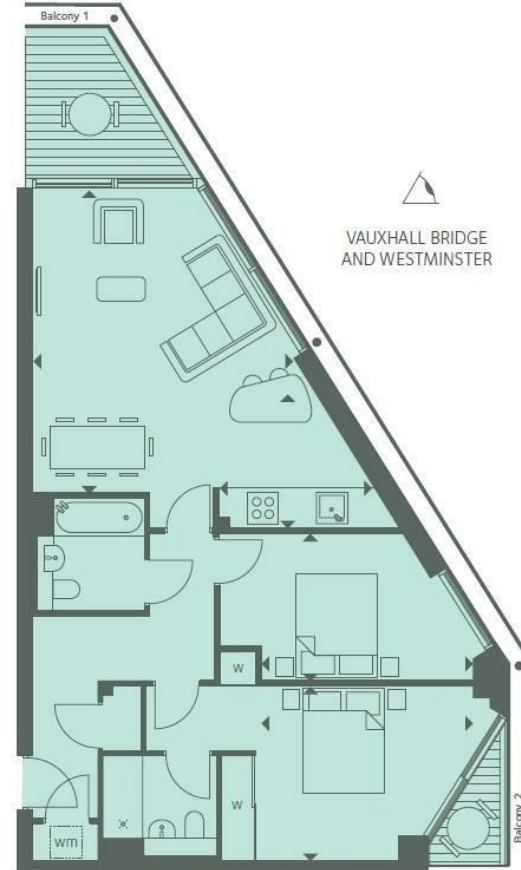


EPC certificate available on request.

River Thames



LEVEL 2



INTERNAL AREA M ² / SQ FT	79.62 / 857
EXTERNAL AREA M ² / SQ FT	9.17 / 98
Living / Dining	5.65m x 4.83m / 18'5" x 15'8"
Kitchen	2.84m x 2.50m / 9'3" x 8'2"
Bedroom 1	4.35m x 3.25m / 14'3" x 10'6"
Bedroom 2	3.93m x 2.75m / 12'9" x 9'0"
Balcony 1	3.25m x 2.80m / 10'6" x 9'1"
Balcony 2	2.73m x 1.50m / 8'9" x 4'9"

