



1 Riverlight Quay, London
Nine Elms SW11

GARTON JONES.COM



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£1,250,000 Leasehold

A bright and spacious 2 double bedroom apartment of 1133sq.ft (105.30sq.m) in this brand new development located in the banks of the River Thames in the heart of Nine Elms. The property is furnished to high standard and further benefits from a dual aspect open plan reception room with full height floor to ceiling windows, there is a smart integrated kitchen, 2 luxury bathrooms (1 en-suite), 2 balconies offering partial views of the River Thames. On-site facilities include a health spa with a “river view” gymnasium, a heated swimming pool, virtual golf, a residents lounge and a 24 hour concierge service. Riverlight is well located for access to local shopping facilities and there is a residents shuttle bus to the transport links of Vauxhall, including rail, tube, bus and a river taxi service.

Service Charge: Approx. £485psf

Ground Rent: Approx. £600pa

- 1133sq.ft (105.30sq.m)
- 2 Double Bedrooms, 2 Bathrooms (1 En-Suite)
- 10th Floor
- Dual Aspect Open Plan Reception Room with a Smart Integrated Kitchen
- 2 Balconies with Fantastic Views
- 24 Hour Concierge
- Residents Gymnasium & Health Spa with Heated Swimming Pool
- Close to Local Shopping Facilities
- Shuttle Bus Service to Vauxhall Rail/Tube Station



EPC certificate available on request.



INTERNAL AREA M ² /SQ FT	105.30 / 1133
EXTERNAL AREA M ² /SQ FT	11.59 / 124
Living / Dining	6.96m x 6.91m / 22'8" x 22'6"
Kitchen	4.70m x 2.17m / 15'4" x 7'1"
Bedroom 1	4.48m x 3.11m / 14'6" x 10'2"
Bedroom 2	4.39m x 3.11m / 14'4" x 10'2"
Balcony 1	5.46m x 1.50m / 17'9" x 4'9"
Balcony 2	3.25m x 2.80m / 10'6" x 9'1"



