



1 Riverlight Quay, London  
SW11

GARTON JONES.COM



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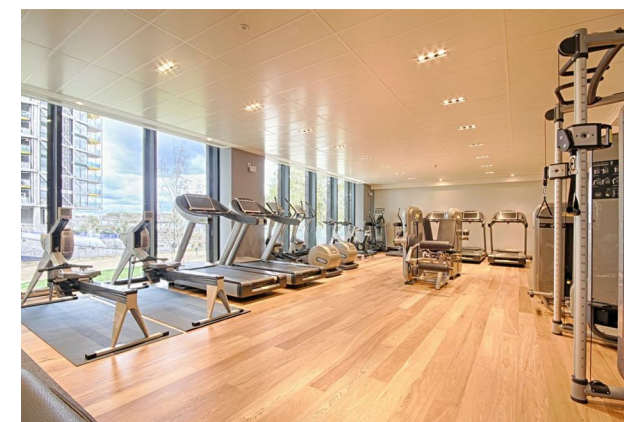
## £1,500,000 Leasehold

A spacious 2 double bedroom, 2-bathroom (1 en-suite) apartment of approx. 1,114sq.ft (103.5sq.m) available in 1 Riverlight Quay, located on the banks of the River Thames in the heart of Nine Elms. With secure underground parking included, the property is one of the most spectacular apartments in the development benefitting from a dual aspect open plan reception room with full height floor to ceiling windows with unrivalled natural light and incredible views over the River Thames & City of London. There is also a smart integrated kitchen, 2 spacious balconies and fantastic on-site facilities including a health spa with a "river view" gymnasium, a heated swimming pool, virtual golf, a resident's lounge and a 24-hour concierge service.

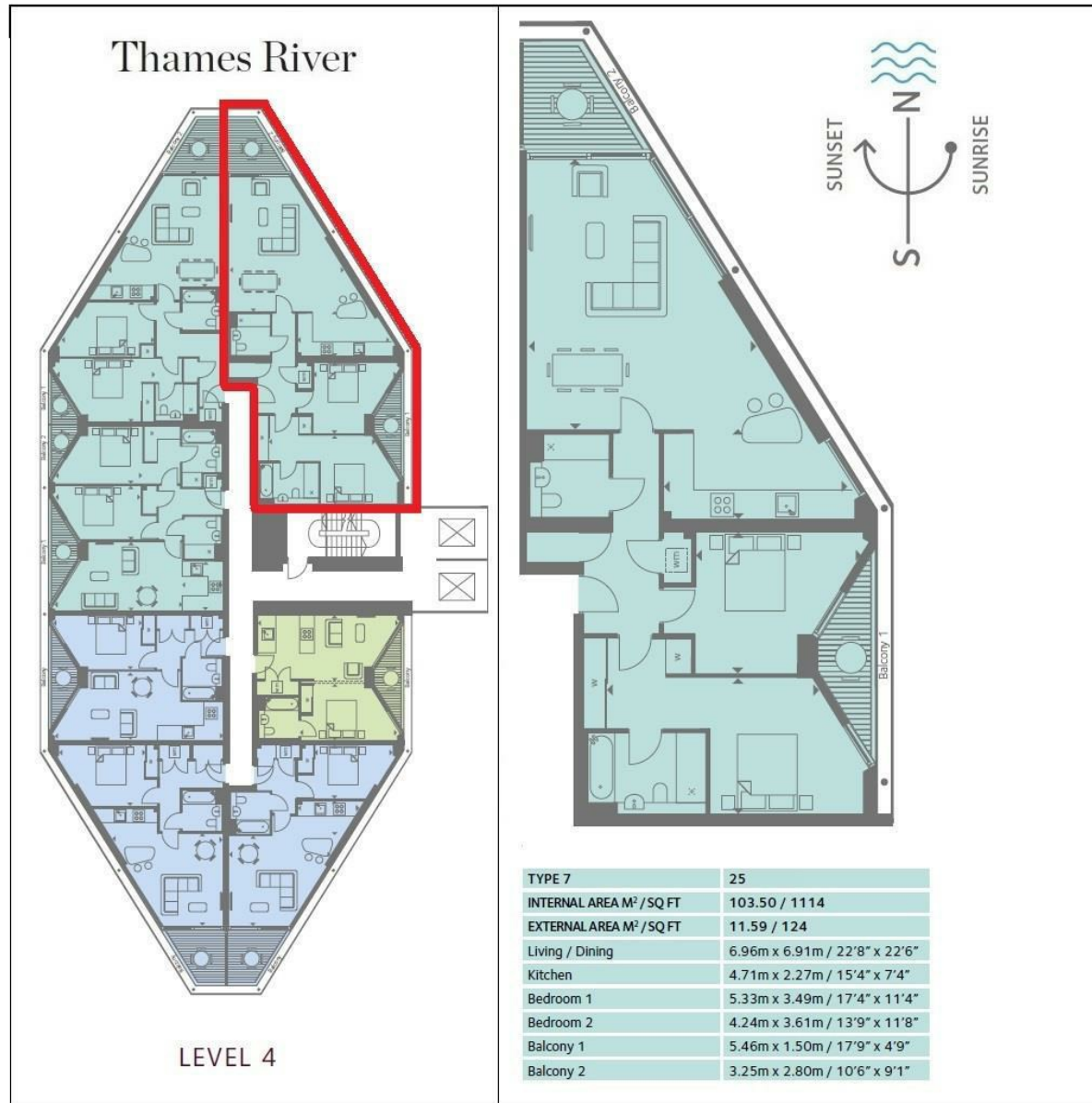
Riverlight is well located for access to local shopping facilities at Waitrose Nine Elms, as well as exciting new Bars & Restaurants forming the Nine Elms regeneration. Nine Elms Tube Station and Battersea Power Station Tube Stations are also close by providing the Northern Line tube service allowing easy access into Central London, as are the transport links of Vauxhall, including rail, tube, bus, and a river taxi service.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G ( London Borough of Wandsworth)
- Leasehold: 999 years from 1 January 2012
- Service Charges: £9,513.84 per annum (payable quarterly)
- Ground Rent: £750 per annum
- EPC Rating B (85)

- EWS1 COMPLIANT
- 1,114sq.ft (103.5sq.m)
- Direct River Facing
- 2 Bedrooms
- Secure Underground Parking
- 2 Balconies
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- Moments from Nine Elms & Battersea Power Station Tube Stations
- Wandsworth Council Tax Band G



EPC certificate available on request.



LEVEL 4



