



3 Riverlight Quay, Nine Elms  
London SW11

GARTON JONES.COM





# 3 Riverlight Quay, Nine Elms London, SW11

GARTON JONES.COM

9 Albert  
Embankment  
London  
SE1 7SP

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

## £1,195,000 Leasehold

A direct river-facing 2-bedroom apartment spanning 856 sq.ft (79 sq.m) is currently available in Riverlight Quay, an impressive modern development by St James situated in the vibrant Nine Elms area along the River Thames. This property offers secure underground parking, making it a highly desirable option. Positioned as one of the most remarkable apartments within the development, it boasts a dual aspect open plan reception room adorned with full-height floor-to-ceiling windows that flood the space with natural light and offer breathtaking views of the River Thames and the City of London.

The apartment features a sleek integrated kitchen, enhancing the contemporary appeal. Furthermore, there are two spacious balconies that provide an excellent space for relaxation and outdoor enjoyment. Residents of this property can take full advantage of the outstanding 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, ensuring convenience and luxury at every turn.

Riverlight Quay benefits from its prime location, with easy access to local shopping facilities at Waitrose Nine Elms and an array of exciting new bars and restaurants as part of the Nine Elms regeneration. Additionally, the proximity of Battersea Power Station, which is a short walk away, offers further amenities with the shopping centre now open. The area is also well-served by transportation options, including the new Nine Elms Tube Station and Battersea Power Station Tube Station, providing access to the Northern Line and facilitating easy travel to Central London. Additionally, the transport links of Vauxhall, including rail, tube, bus, and a river taxi service, are within close proximity.

Lease: 987 Years Remaining  
Service charge: Approx. £6,000 per annum  
Ground rent: £700pa

- EWS1 COMPLIANT
- 856sq.ft (79sq.m)
- Stunning River Aspect
- 2 Double Bedroom Apartment
- Right to Park
- Dual Aspect Open Plan Reception Room
- Gym Overlooking the Thames
- Swimming Pool, Spa, Steam Room & Jacuzzi
- 24 Hour Concierge
- Moments from Nine Elms & Battersea Power Station Underground Stations



EPC certificate available on request.



