



1 Riverlight Quay, London
SW11

GARTON JONES.COM



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£625,000 Leasehold

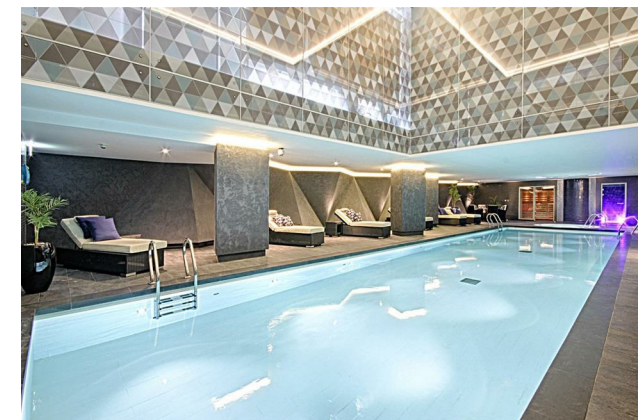
A fantastic 1-bedroom apartment of approx. 495sq.ft (45.99sq.m.) with secure parking included available to purchase in Riverlight Quay, a popular residential development located on the banks of the River Thames and in the heart of Nine Elms. The property has a dual aspect open plan reception room with a smart integrated kitchen, wood flooring, comfort cooling, a luxury bathroom suite and access to a large balcony.

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.

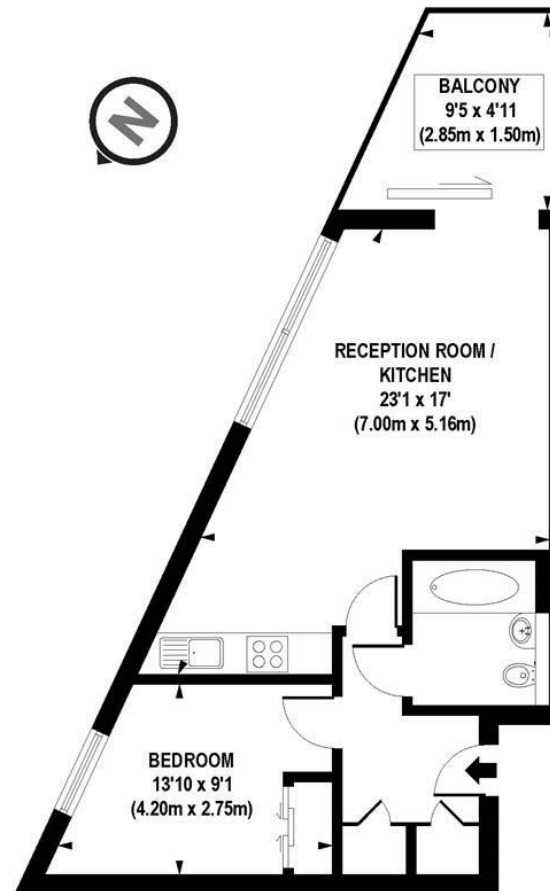
Please note furniture may differ to that shown in the current photos

- Council Tax Band E (London Borough of Wandsworth)
- Leasehold: 986 Years Remaining (999 years from 1 January 2012)
- Service Charges: £4,800 per annum (payable quarterly)
- Ground Rent: £500 per annum (payable annually)

- 1 Bedroom
- 495sq.ft (45.99sq.m)
- Open Plan Reception
- Floor to Ceiling Windows
- Balcony
- Comfort Cooling
- 24 Hour Concierge
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- 0.3 Miles to Battersea Power Station Tube Statio



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 495 sq. ft / 45.99 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

