



1 Riverlight Quay, Nine Elms
London SW11

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9 Albert
Embankment
London
SE1 7SP

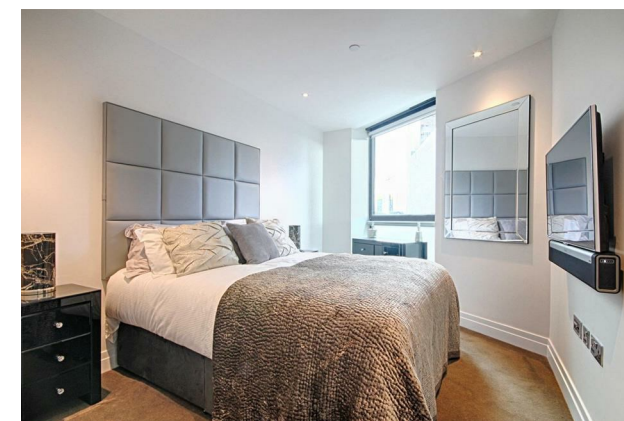
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£625,000 Leasehold

A stunning 1-bedroom apartment of approx. 543sq.ft (50.40sq.m) in 1 Riverlight Quay, Nine Elms. This apartment has a dual aspect open plan reception room with a smart integrated kitchen with a breakfast bar island, a luxury bathroom suite, balcony, comfort cooling, wood flooring and good storage including a utility cupboard housing a washer dryer and built-in wardrobes to the bedroom. These highly desirable properties rarely come onto the market and the apartment is advantageously located in 1 Riverlight Quay which houses the heated swimming pool, sauna, steam room, residents' gym, and treatment rooms. Further resident amenities include a 24-hour concierge, residents lounge, cinema screening room & virtual golf room. Residents will also benefit from fantastic onsite amenities including the Black Cab Coffee Co., the Chokhi Dhani Indian Restaurant, Sainsbury's and the Nine Elms Tavern as well as further restaurants, bars and shops located nearby at Embassy Gardens. Nine Elms Tube Station is located a short walk away providing access to the Northern Line, as is Battersea Power Station and its upcoming shopping centre due to open September 2022. There is a large storage cupboard with this apartment that can be rented under separate agreement.

Leasehold: 999 Years from 1 January 2012
Ground Rent: Approx. £500 per annum
Service Charge: Approx. £3,600 per annum

- 543sq.ft (50.40sq.m)
- 1st Floor (With Lift) of 18 Floors
- 1 Double Bedroom
- Luxury Bathroom
- Balcony
- 24 Hour Concierge
- Residents Clubhouse with Gym & Heated Swimming Pool
- Library, Business Suite, Cinema & Digital Games Room



EPC certificate available on request.

