



2 Riverlight Quay, London  
SW11

GARTON JONES.COM





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## £1,080,000 Leasehold

Elevate your lifestyle with this exceptional 9th-floor residence at Riverlight Quay, a prestigious complex overlooking the majestic River Thames. Boasting a private terrace and enchanting sunset views, this 2-bedroom, 2-bathroom haven spans an impressive 857sq.ft (79.60sq.m) of meticulously designed living space.

The heart of this residence is a smart, open-plan kitchen adorned with custom design and top-of-the-line Siemens appliances, ensuring a perfect blend of style and functionality. The discerning taste is further reflected in the two luxury bathrooms, one of which is en-suite, featuring Villeroy & Boch and Kaldewei sanitary ware. Impeccable wood flooring and comfort cooling add to the comfort and elegance of the space.

Nestled within a grand triple-height complex, residents are granted exclusive access to a Clubhouse that includes a sunlit atrium pool, a mezzanine gym with river views, a reception lounge, and a library. Indulge in the wealth of amenities on-site, including virtual golf, a cinema screening room, and meticulously landscaped communal gardens. The 24-hour concierge service ensures convenience and security, while the property comes complete with secure underground parking, providing the epitome of urban luxury.

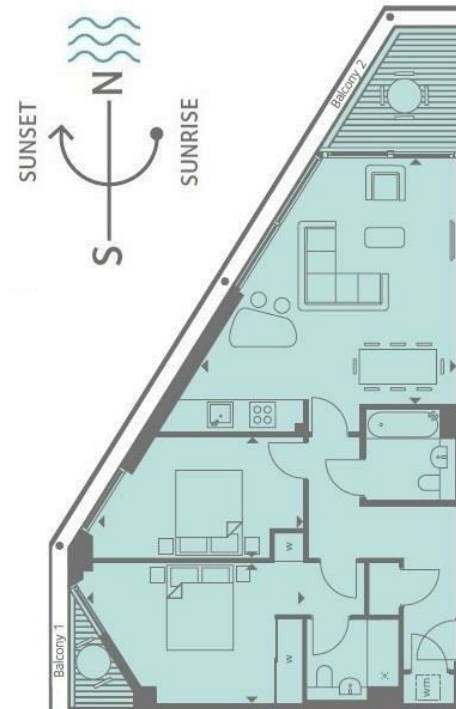
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G ( London Borough of Wandsworth)
- Leasehold: 999 Years Remaining
- Service Charges: £6,727 per annum
- Ground Rent: £500 per annum
- EPC Rating B (85)

- Direct Views of The River Thames
- Secure Parking
- 9th Floor
- 857sq.ft (79.60sq.m)
- 2 Double Bedrooms & 2 Luxury Bathrooms (1 En-Suite)
- Full Width Floor to Ceiling Windows
- Dual Aspect Open Plan Reception Room
- Smart Custom Designed Kitchen
- Wood Flooring
- Comfort Cooling



EPC certificate available on request.

Thames River



INTERNAL AREA M <sup>2</sup> / SQ FT	79.80 / 859
EXTERNAL AREA M <sup>2</sup> / SQ FT	9.17 / 98
Living / Dining	6.11m x 5.67m / 20'0" x 18'6"
Bedroom 1	5.11m x 3.25m / 16'7" x 10'6"
Bedroom 2	4.71m x 2.75m / 15'4" x 9'0"
Balcony 1	2.73m x 1.50m / 8'9" x 4'9"
Balcony 2	3.25m x 2.80m / 10'6" x 9'1"



