



3 Riverlight Quay, London
SW11

GARTON JONES.COM



3 Riverlight Quay, London , SW11

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£1,000,000 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.

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.

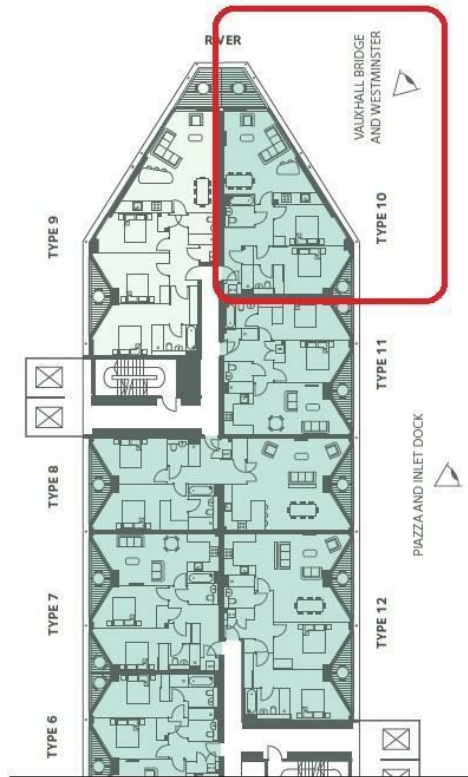
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band G (London Borough of Wandsworth)
- Lease: 987 Years Remaining
- Service charge: Approx. £6,000 per annum
- Ground rent: £700 Per annum
- EPC Rating B (86)

- 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

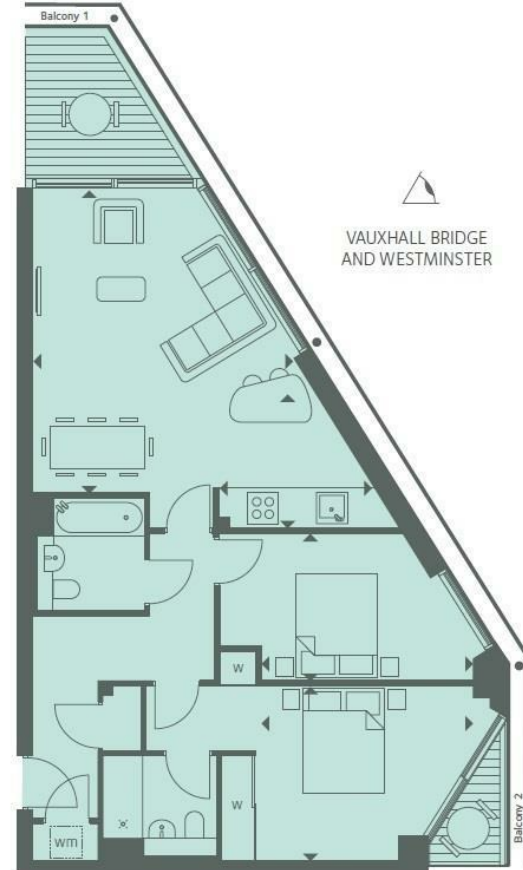


EPC certificate available on request.

River Thames



LEVEL 3



LEVEL	3
INTERNAL AREA M ² / SQ FT	79.53 / 856
EXTERNAL AREA M ² / SQ FT	9.17 / 98
Living / Dining	5.65m x 4.83m / 18'5" x 15'8"
Kitchen	2.84m x 2.50m / 9'3" x 8'2"
Bedroom 1	4.35m x 3.25m / 14'3" x 10'6"
Bedroom 2	3.93m x 2.75m / 12'9" x 9'0"
Balcony 1	3.25m x 2.80m / 10'6" x 9'1"
Balcony 2	2.73m x 1.50m / 8'9" x 4'9"

