



4 Riverlight Quay, London  
SW11

GARTON JONES.COM



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## £950,000 Leasehold

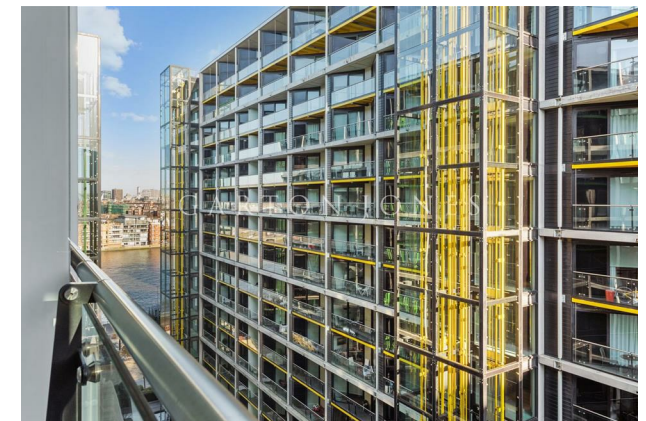
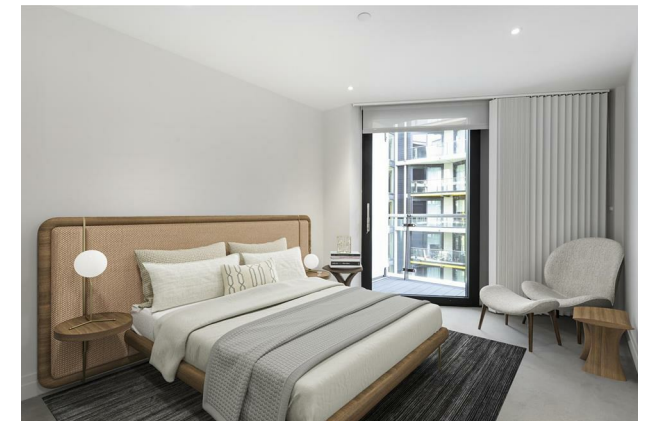
A luxurious 2-bedroom apartment of approx. 774sq.ft (71.88sq.m) available for sale in Riverlight Quay, one of the most popular new build developments on the banks of the River Thames near Battersea Power Station and the US Embassy. This apartment has an open plan reception room with a smart kitchen with a breakfast bar and Siemens integrated appliances including a wine cooler and coffee machine, there is wood flooring, comfort cooling, 2 balconies with partial views of the River Thames, 2 bathrooms (1 en-suite) and good storage including a dressing area in the master bedroom and built-in wardrobes to the second.

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.

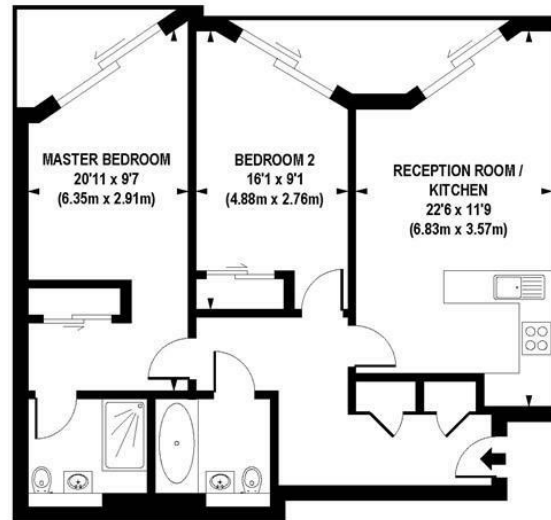
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining (999 years from 1 January 2012)
- Service Charges: £6,500 per annum
- Ground Rent: £700 per annum
- EPC Rating B (85)

- 2 Bedrooms
- 774sq.ft (71.88sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- 2 Balconies
- Great Storage
- 24 Hour Concierge
- Residents Gym
- Swimming Pool, Spa & Jacuzzi
- 0.2 Miles to Battersea Power Station Tube



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 774 sq. ft / 71.88 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.

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PROPERTY MARKETING

