



4 Riverlight Quay, London
SW11

GARTON JONES.COM



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£850,000 Leasehold

A fantastic 2-bedroom apartment for sale in Riverlight Quay, a popular residential development in the heart of Nine Elms completed by Berkeley Homes. Consisting of 765sq.ft (71sq.m) of internal living space, this 3rd floor apartment benefits from an open plan reception room with an integrated kitchen, 2 bathrooms (1 en-suite), & 2 spacious balconies.

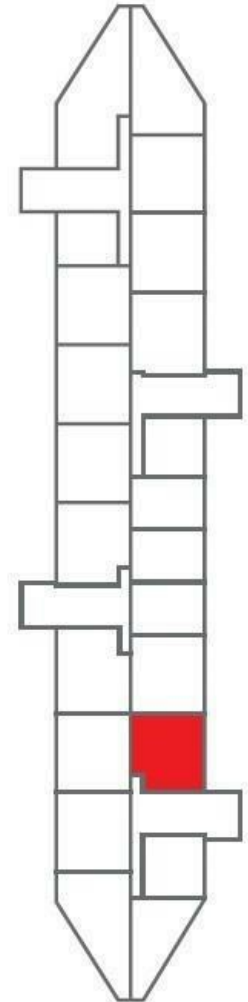
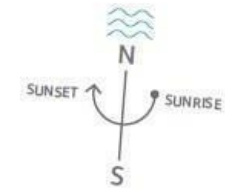
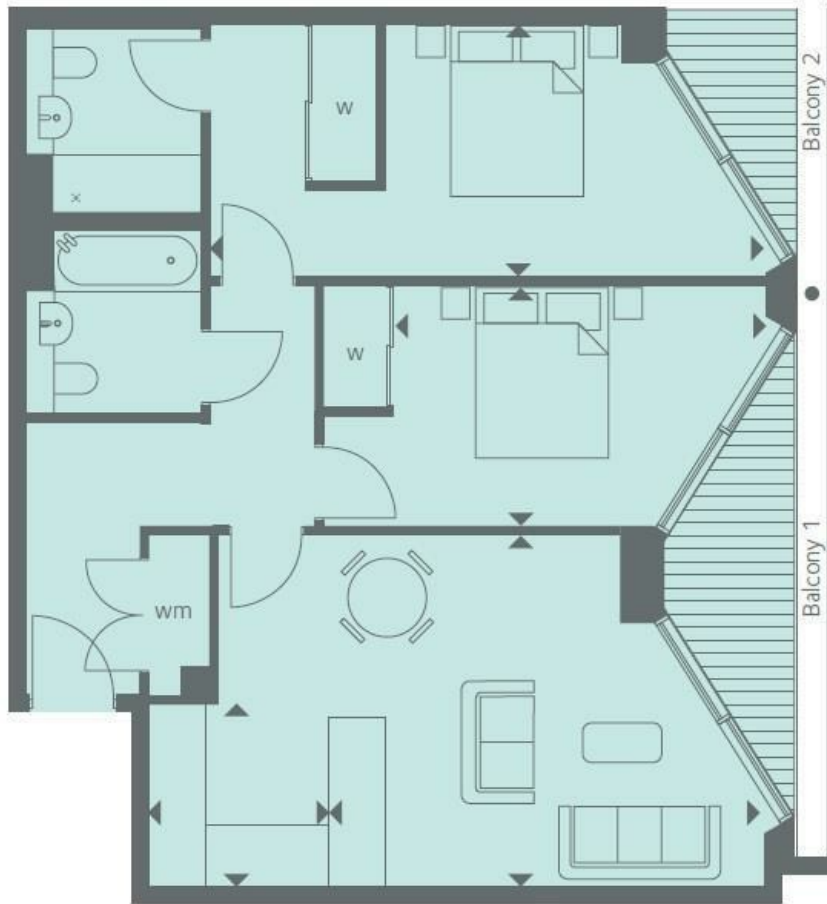
Riverlight is located on the banks of the Thames close to Battersea Power Station and residents have the use of some great onsite facilities including a private health spa with a well-equipped "river view" gymnasium a heated swimming pool, virtual golf, a cinema and digital games room, a resident's lounge, business suite and a 24-hour concierge service. There is an onsite Sainsburys, the Black Cab Coffee Co., Nine Elms Tavern, and the Chokhi Dhani Indian restaurant as well as further restaurants and bars in Nine Elms such as Darby's, & The Alchemist cocktail bar. Both Nine Elms Tube Station and Battersea Power Station are within a 5-minute walk providing easy access into Central London.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & 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
- Service Charges: £6,000 per annum (payable quarterly)
- Ground Rent: £750 per annum (payable annually)
- EPC Rating B (86)

- 2 Bedrooms
- 765sq.ft (71sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- Smart Integrated Kitchen
- 2 Balconies
- East Facing
- Residents Gym
- Swimming Pool, Spa, Sauna & Steam Room
- Cinema Screening Room & Virtual Golf



EPC certificate available on request.



INTERNAL AREA M ² / SQ FT	71.09 / 765
EXTERNAL AREA M ² / SQ FT	7.26 / 78.1
Living / Dining	5.02m x 3.96m / 16'5" x 13'0"
Kitchen	2.06m x 1.65m / 6'8" x 5'4"
Bedroom 1	6.32m x 2.89m / 20'7" x 9'5"
Bedroom 2	4.13m x 2.75m / 13'5" x 9'0"
Balcony 1	5.28 x 1.49m / 17'3" x 4'9"
Balcony 2	2.64 x 1.49m / 8'7" x 4'9"

