



2 Riverlight Quay, London
SW11

GARTON JONES.COM



2 Riverlight Quay, London , SW11

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£1,325,000 Leasehold

A bright and spacious 2-bedroom apartment of approx. 1,058sq.ft (98.32sq.m) on the 12th floor (with lift) of Riverlight Quay, a popular residential development located on the banks of the River Thames and in the heart of Nine Elms. Completed to a high standard, the property further benefits from a dual aspect open plan reception room with full height floor to ceiling windows, there is a smart integrated kitchen, 2 luxury bathrooms (1 en-suite), 2 balconies & secure underground parking.

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.

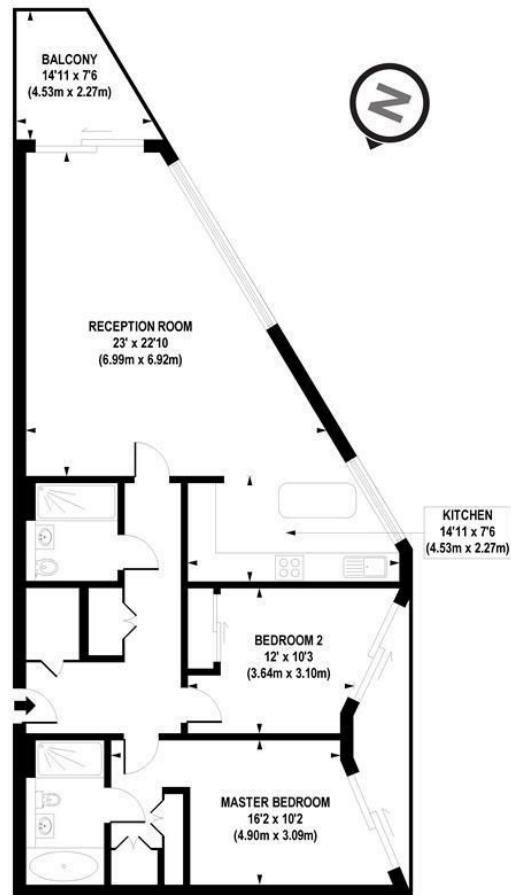
Please note furniture may differ to that shown in the current photos and viewing is highly recommended.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: 1 Right to Park
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band G (London Borough of Wandsworth)
- Leasehold: 987 Years Remaining (999 Years from 1 January 2012)
- Service Charges: £10,493 per annum (payable quarterly)
- Ground Rent: £750 per annum (payable annually)
- EPC Rating B (84)

- 2 Bedrooms
- 1,058sq.ft (98.32sq.m)
- 2 Bathrooms (1 En-Suite)
- Southwest Facing
- 2 Balconies
- Right to Park
- Residents Gym
- 24 Hour Concierge
- Swimming Pool & Spa Facilities
- 0.2 Miles to Battersea Power Station Tube



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1058 sq. ft / 98.32 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.

