



4 Riverlight Quay, London  
SW11

GARTON JONES.COM



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9 Albert  
Embankment  
London  
SE1 7SP

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

## £980,000 Leasehold

A modern 2-bedroom apartment of 839sq.ft (77.9sq.m) available to purchase in Riverlight Quay, a popular residential development in the heart of the Nine Elms regeneration and on the banks of the River Thames. The property comprises two double bedrooms with an open plan reception room with a smart integrated kitchen, floor to ceiling windows, a luxury bathroom suite and full-width balcony.

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.

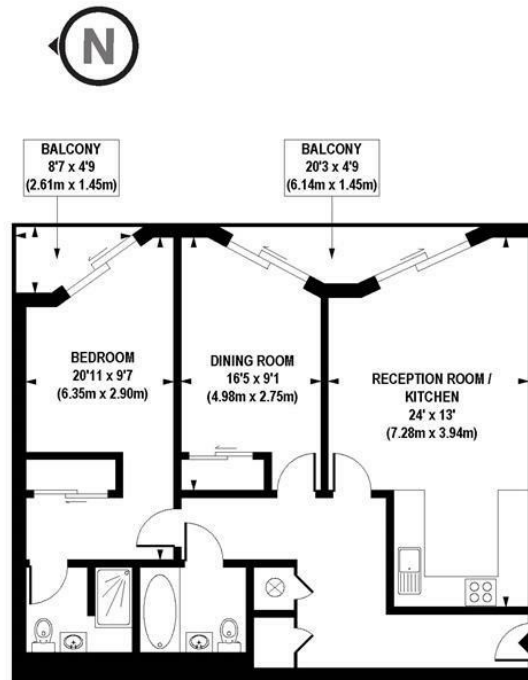
Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & 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: £6,500 per annum (payable quarterly)
- Ground Rent: £750 per annum
- EPC Rating B (86)

- 2 Bedrooms
- 839sq.ft (77.9sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception
- 2 Balconies
- Residents Gym
- Swimming Pool & Spa Facilities
- 24 Hour Concierge
- Cinema Screening Room & Virtual Golf
- 0.2 Miles to Battersea Power Station Tube



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 839 sq. ft / 77.95 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

