



4 Riverlight Quay, London
SW11

GARTON JONES.COM



4 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

£850,000 Leasehold

An immaculately presented 2-bedroom apartment of approx. 828sq.ft (76.94sq.m) available for sale in 4 Riverlight Quay, a popular residential development located in the heart of the Nine Elms & Battersea regeneration on the banks of the River Thames. This property has 2 well-proportioned bedrooms, 2 luxury bathrooms (1 en-suite) and further comprises of an open plan reception room with full height floor to ceiling windows, 2 balconies with partial views towards the River Thames, a smart integrated kitchen, good built-in storage, and a utility cupboard. The sale also includes a secure, underground Right to Park.

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.

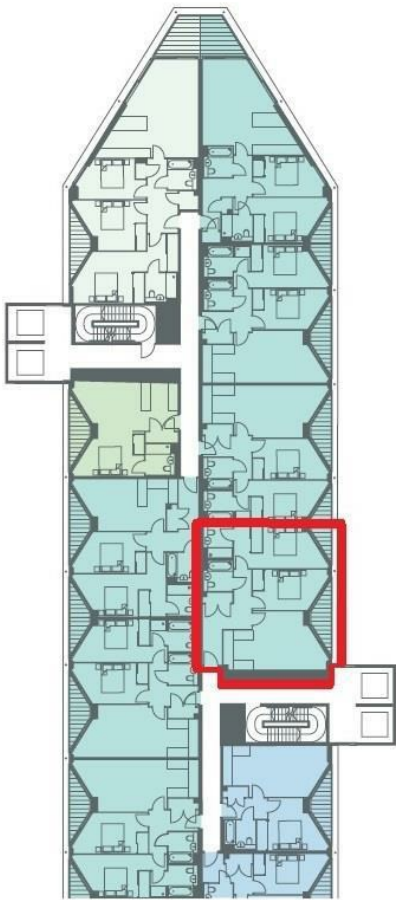
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Leasehold: 990 Years Remaining
- Council Tax Band F (London Borough of Wandsworth)
- Service Charges: £6,250 per annum (payable quarterly)
- Ground Rent: £700 per annum (payable annually)
- EPC Rating B (86)

- 2 Bedrooms
- 828sq.ft (76.94sq.m)
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Modern Integrated Kitchen
- Secure Underground Parking
- 24 Hour Concierge
- Residents Gym
- Swimming Pool & Spa Facilities
- 0.2 Miles to Battersea Power Station Tube Station

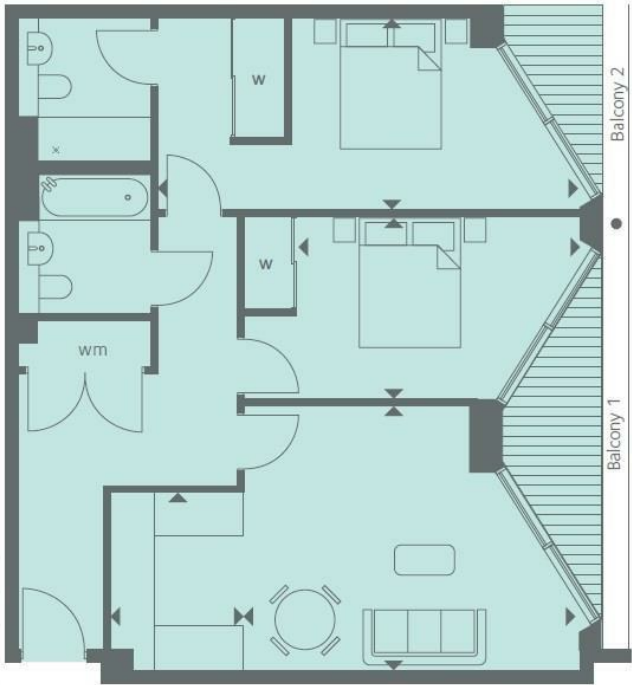


EPC certificate available on request.

Thames River



LEVEL 10



LEVEL	10
INTERNAL AREA M ² / SQ FT	76.94 / 828
EXTERNAL AREA M ² / SQ FT	7.26 / 78.1
Living / Dining	5.01m x 3.96m / 16'4" x 13'0"
Kitchen	2.65m x 2.00m / 8'7" x 6'6"
Bedroom 1	6.36m x 2.89m / 20'9" x 9'5"
Bedroom 2	4.26m x 2.75m / 14'0" x 9'0"
Balcony 1	5.28m x 1.49m / 17'3" x 4'9"
Balcony 2	2.64m x 1.49m / 8'7" x 4'9"

