



2 Riverlight Quay, Nine Elms
London SW11

GARTON JONES.COM



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£1,100,000 Leasehold

A 2 double bedroom apartment for sale of approx. 789sq.ft (73.30sq.m) on the 13th floor (with lift) of 2 Riverlight Quay a popular new development located on the banks of the River Thames close to Battersea Power Station and the new US Embassy. This bright apartment further benefits from an open plan reception room with a smart kitchen with Siemens integrated appliances, there are floor to ceiling windows and access to 2 balconies offering partial views of the river. Additionally there is wood flooring, comfort cooling and good storage including a utility cupboard housing a washer dryer and fitted wardrobes to both bedrooms. Riverlight Quay provides residents with a 24 hour concierge service, a leisure suite with a well equipped gym, a heated swimming pool and spa facilities, there is a library and also a shuttle service providing escort to the transport services of Vauxhall which are infact within walking distance anyway. On-site there is also a Sainsbury's local, a Black Cab Coffee shop and the Nine Elms Tavern, Indian Restaurant bar and restaurant. You also have a large Waitrose located opposite at Embassy Gardens.

Lease: 999 Years from New

Service Charge: £3421.71

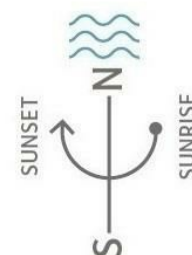
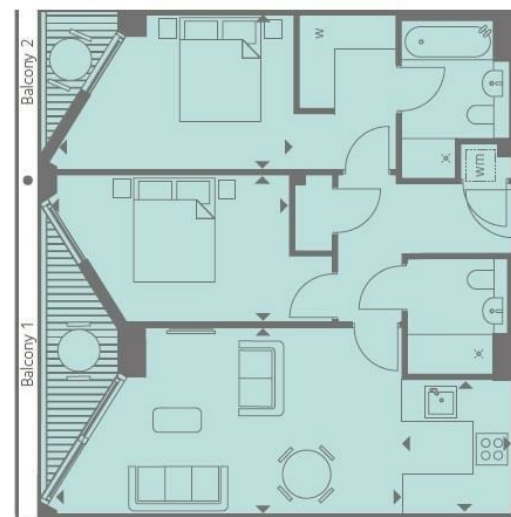
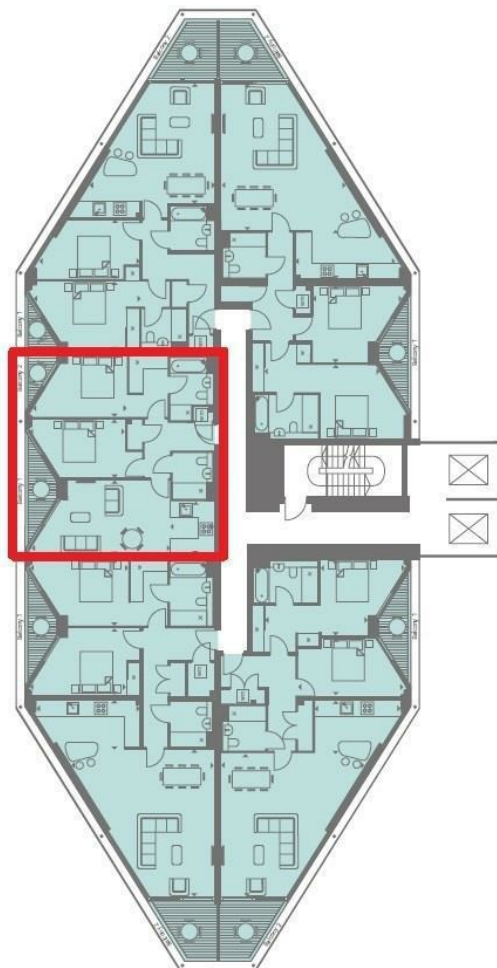
Ground Rent: £700pa

EPC certificate available on request.

- 789sq.ft (73.30sq.m)
- 13th Floor (With Lift)
- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Kitchen with Siemens Integrated Appliances
- 2 Balconies with Partial Views of the River Thames
- 24 Hour Concierge, Gym with Swimming Pool & Spa Facilities & Library
- On-Site Sainsbury's, Black Cab Coffee Shop & Nine Elms Tavern Bar & Restaurant
- Walking Distance to Local Transport Services Including Rail, Tube, Bus, Taxi & River Boat Services



Thames River



INTERNAL AREA M ² / SQ FT	73.30 / 789
EXTERNAL AREA M ² / SQ FT	7.26 / 78
Living / Dining	6.44m x 3.48m / 21'1" x 11'4"
Kitchen	2.50m x 2.07m / 8'2" x 6'7"
Bedroom 1	4.45m x 2.90m / 14'5" x 9'5"
Bedroom 2	4.33m x 2.75m / 14'2" x 9'0"
Balcony 1	5.46m x 1.50m / 17'9" x 4'9"
Balcony 2	2.73m x 1.50m / 8'9" x 4'9"

