



Riverlight Quay  
London, SW11









This beautifully presented one-bedroom apartment sits on the 4th floor of 6 Riverlight Quay, a landmark development in the centre of the Nine Elms regeneration zone. Extending to around 620 square feet, the property benefits from a west-facing Winter Garden.

Riverlight Quay is situated at the heart of Nine Elms, Europe's largest regeneration zone. It is thus superbly placed to take advantage of all the new cultural, entertainment, shopping, and transport amenities that the area provides, as well as offering easy access to the City and West End.

Please note that this property is currently Shared Ownership. The current owners hold an 80% share, and the remaining 20% is available to buy from Optivo. The advertised price is for the full 100% value of the property.

- 1 Bedroom Apartment
- 4th Floor
- 24 Hour Concierge
- West Facing Winter Garden
- Fantastic Nine Elms Location
- Excellent Access To Public Transport

Offers in excess of  
£530,000

Energy Efficiency Rating		Current	Potential
100-105	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 111 years 1 months

**Service Charge:** £3600

**Ground Rent:** £250

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

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## Riverlight Quay, SW11

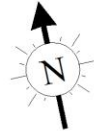
Approximate gross internal area

57.69 sq m / 621 sq ft

(Including Winter Garden)

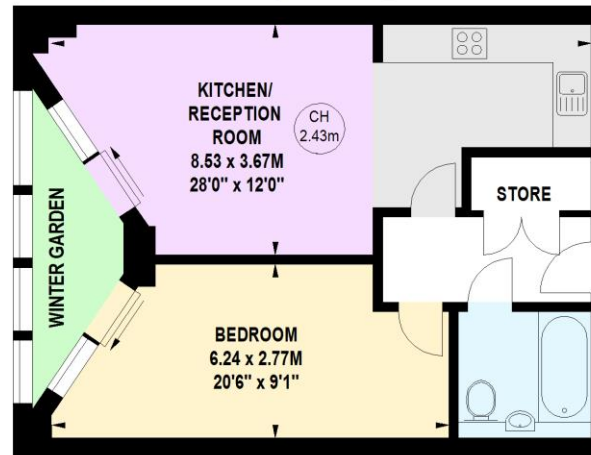
Winter Garden

4.27 sq m / 46 sq ft



Key :

CH - Ceiling Height



### Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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