



River Park Tower  
1 Nine Elms Lane, SW8







Exceptional 40th floor apartment with exquisite direct river views encompassing 2,168 sq.ft. of living space with all new furniture. Located in the newly completed River Park Tower.

The property features an extensive open plan reception room and modern kitchen with integrated appliances and space for dining with views up the River Thames. There are three large double bedrooms, all with en-suites and ample storage. Additionally, there is a dual aspect office which could also be used as a 4th bedroom as well as an additional guest WC.

Located in Nine Elms next to both Vauxhall and Nine Elms Underground stations. Residents will benefit from underfloor heating, air conditioning and the outstanding amenities including a fully equipped gym, cinema room, KTV room, residents lounge & bar, games room, kids play area and a communal roof terrace.

This development has been finished with a perfect combination of inventive contemporary living in a historic London location within green surroundings. It is a place where you can enjoy city views over the City of London and experience the absolute best of international culture, entertainment, retail, and the Westminster hub.

- Brand New
- All New Furniture
- High Quality
- 40th Floor
- Air Conditioning
- Underfloor Heating

**£22,013.33 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Minimum Term:** 12 months  
**Deposit Required:** £30,480.00  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** G  
**EPC Rating:** B  
**Furnished**

**Chestertons Battersea Park & Nine Elms Lettings**

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[chestertons.co.uk](https://www.chestertons.co.uk)

# River Park Tower, SW8

Approximate gross internal area

201.45 sq m / 2168 sq ft

Key :  
CH - Ceiling Height



Fortieth Floor

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