



## 4 Riverlight Quay London

A beautifully presented one bedroom apartment offering contemporary design and high specification finish. Comprising of an open plan kitchen/ reception room, this stunning apartment also features Siemens appliances, comfort cooling and underfloor heating.

Riverlight has all the ingredients of the perfect London development; designed by the world-renowned architects Rogers Stirk Harbour & Partners. Set at the heart of the cluster of developments on the waterfront, the architects behind Riverlight have planned an oasis of landscaped communal gardens and open space within this luxury development.

Together with the excellent transport links from Vauxhall and Nine Elms Tube station, Riverlight presents an opportunity to make the most of what London has to offer.

Approx. 987 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. Ask Agent  
Service charge review period: N/A  
Council tax band: E (Wandsworth Council)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre

**Asking Price £685,000**

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

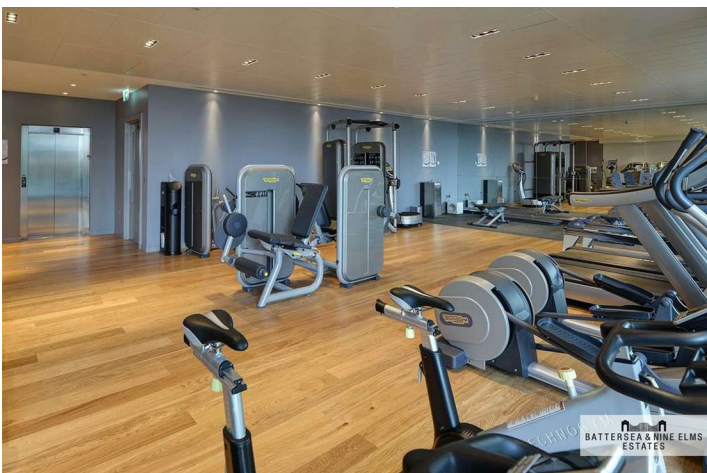
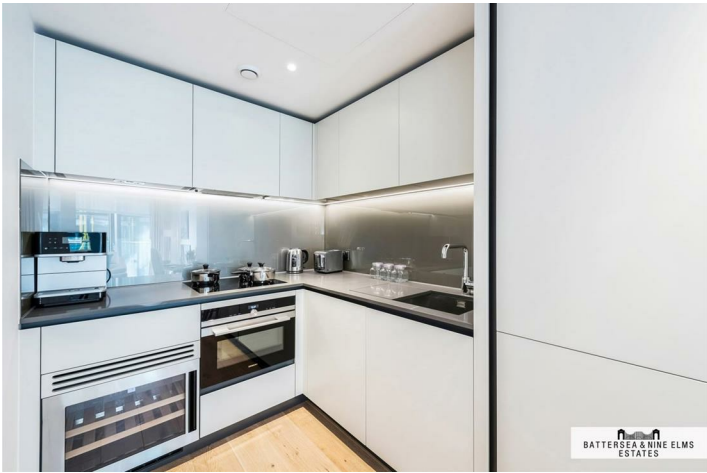
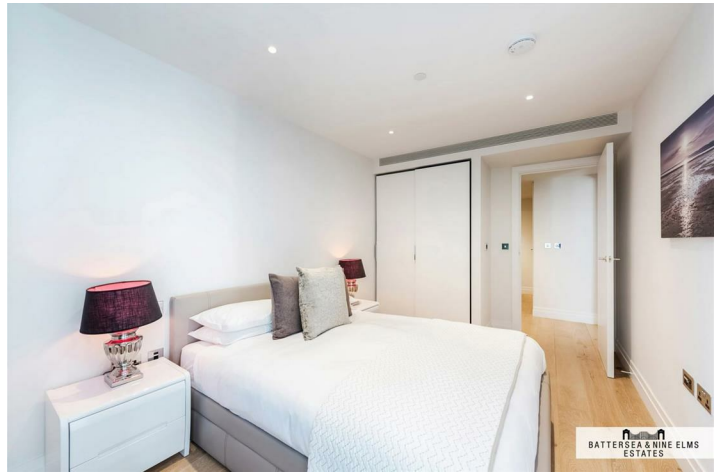
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- One double bedroom
- Excellent transport links
- Lift access
- Luxury bathroom
- 24 Hour concierge
- Balcony
- Swimming pool & gym







**Riverlight Four,**  
**Nine Elms Lane, SW8**  
 Approximate Gross Internal Area  
 48.48 sq m / 522 sq ft

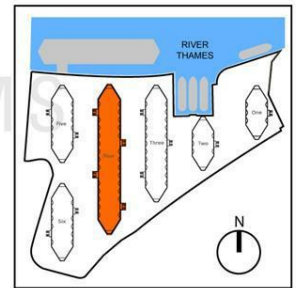
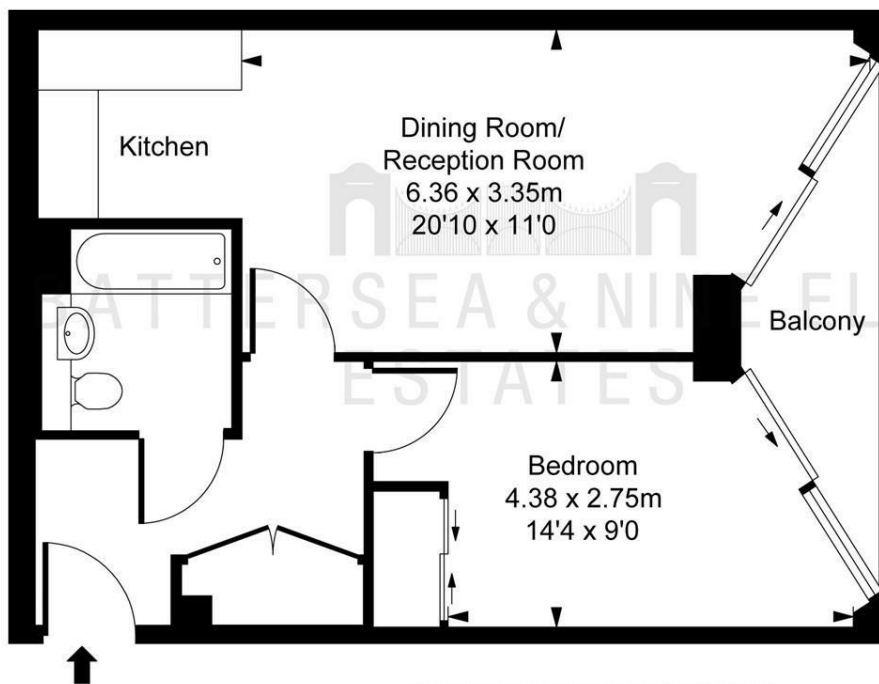


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 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		85	85			93	93
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	