

## 2 Riverlight Quay, London

**Asking Price £575,000**

A beautiful studio apartment set within the sought after Riverlight development situated on the banks of the River Thames. Finished to a high standard this wonderful development offers a abundance of facilities such as a golf simulator, swimming pool, gym, cinema room and 24 hour concierge.

Designed by the renowned architects Rogers Stirk Harbour & Partners, Riverlight Quay offers the ideal blend of modern living and luxury. Situated in the heart of the exciting new waterfront district, the development features beautifully landscaped communal gardens and open spaces. With convenient access to transport links from Battersea Power Station, Nine Elms, and Vauxhall Tube stations, Riverlight Quay embodies the best of what London has to offer.

Approximately 985 years remaining on lease  
Ground rent amount & review period: Ask agent  
Service charge amount & review period: Ask Agent  
Council tax band: Wandsworth - D

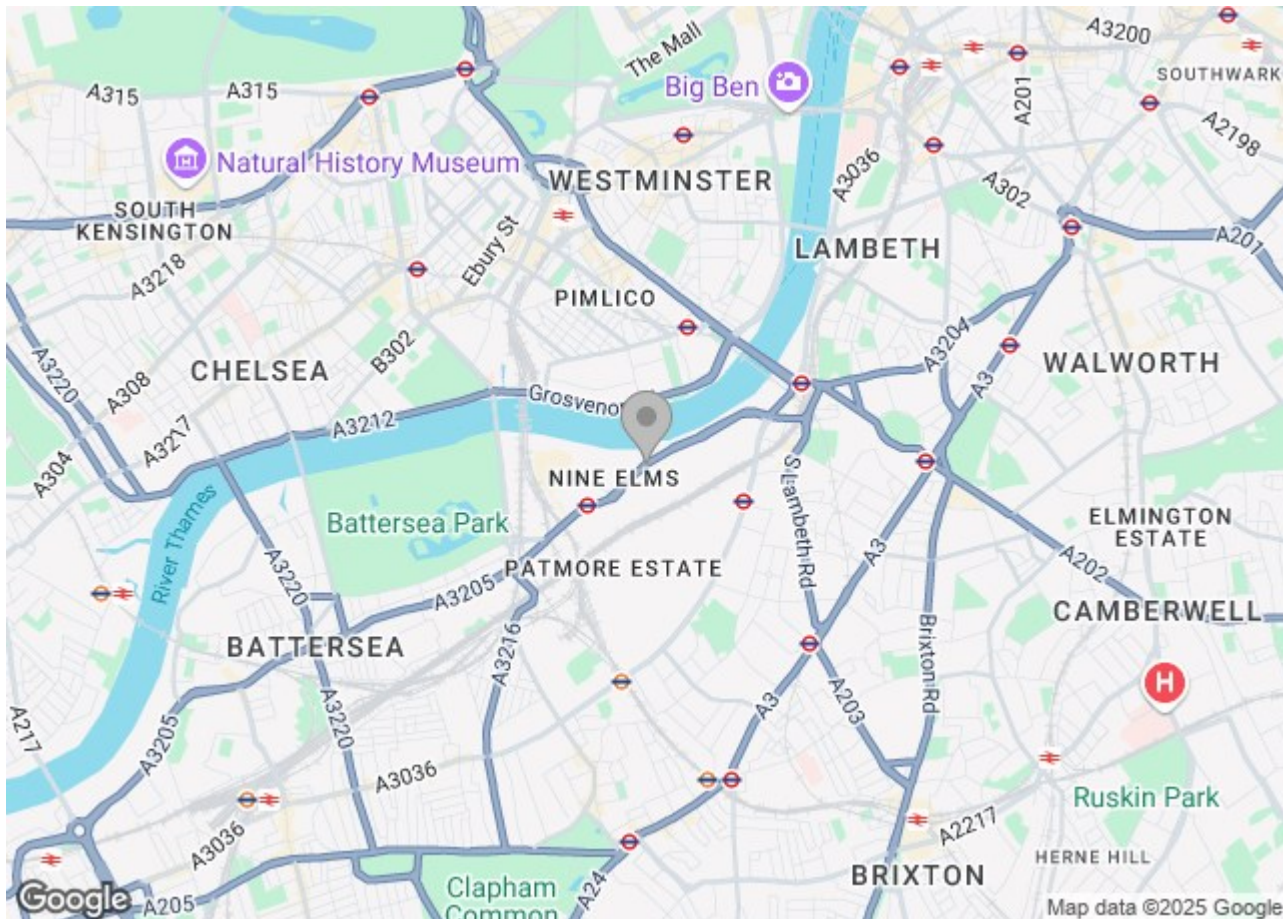
Electricity supply – Mains | Heating & Cooling – Communal | Water Supply & Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website. Planning & Building Control

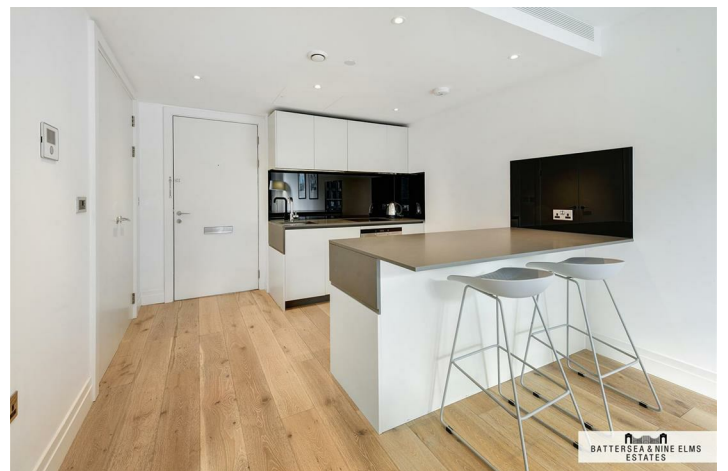
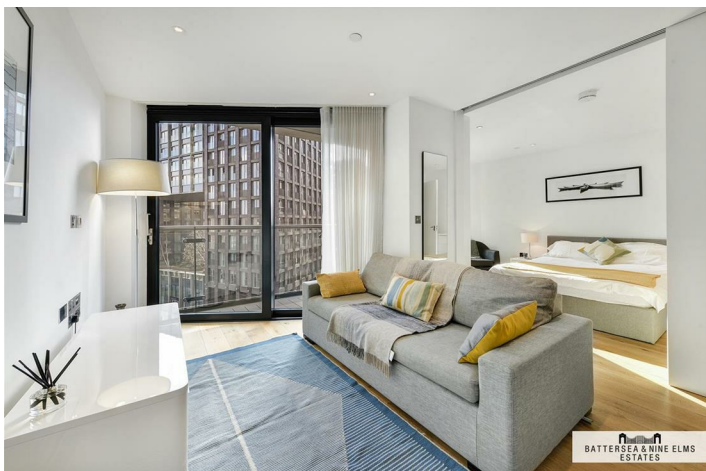
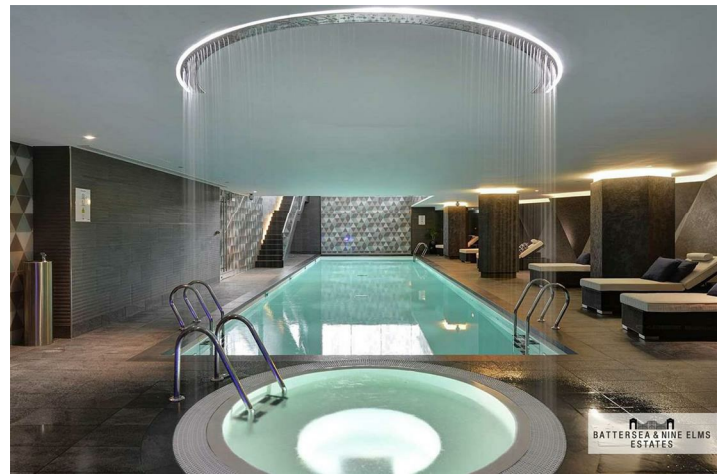
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- 24-hour concierge service
- Residents gym & spa
- Residents swimming pool
- Golf simulator
- Residents cinema
- Zone 1 transport links







Riverlight Quay, SW11  
Approximate Gross Internal Area  
40.80 sq m / 439 sq ft

( CH = Ceiling Heights )

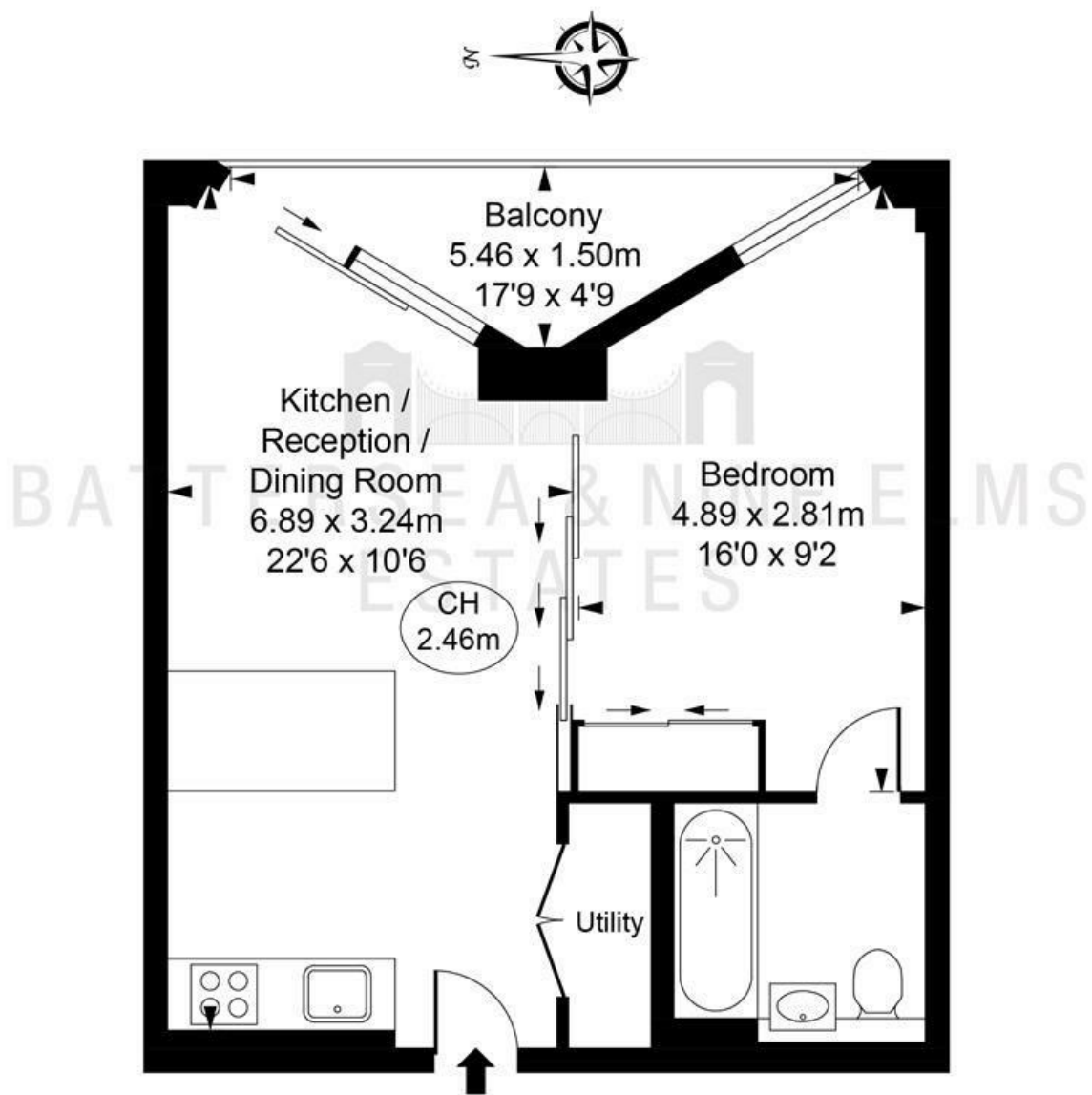


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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