



4 Riverlight Quay, London

Asking Price £850,000

This modern apartment located in the exclusive Riverlight development, features two double bedrooms, two bathrooms and a private balcony. Residents benefit from a fantastic array of communal facilities, such as a swimming pool, bar, lounge and library to enjoy.

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

Lift access | Cladding: EWS1 Certificate available
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP

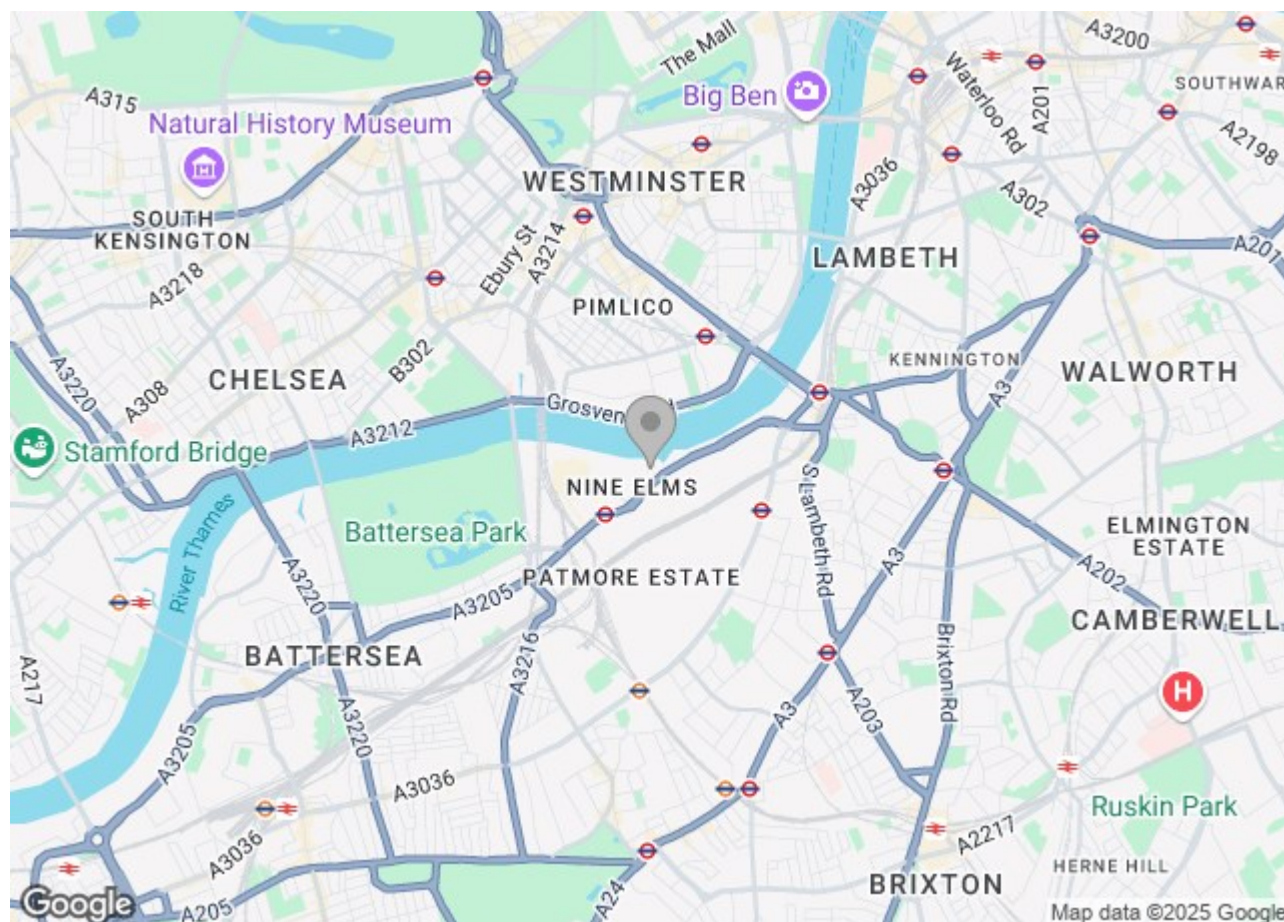
Approx. 986 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: F (Wandsworth)

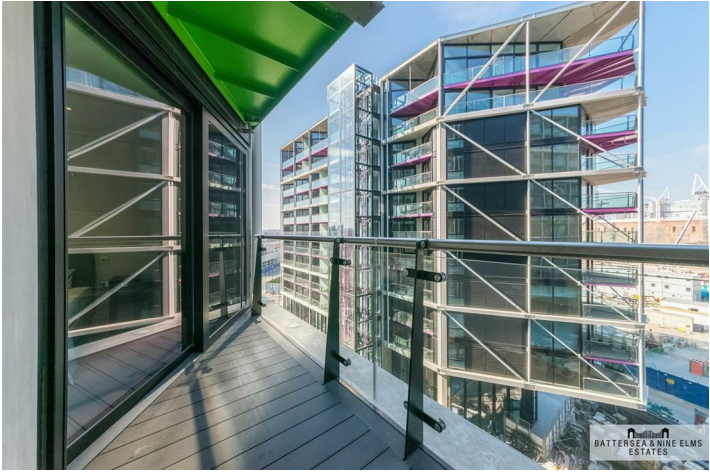
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

4 Riverlight Quay London



- Two bedroom
- Two bathroom
- 24 hour concierge
- Swimming pool and gym
- Resident's lounge
- Waitrose and Sainsburys' stores located nearby







Riverlight Four,
Nine Elms Lane, SW8
Approximate Gross Internal Area
77.15 sq m / 830 sq ft

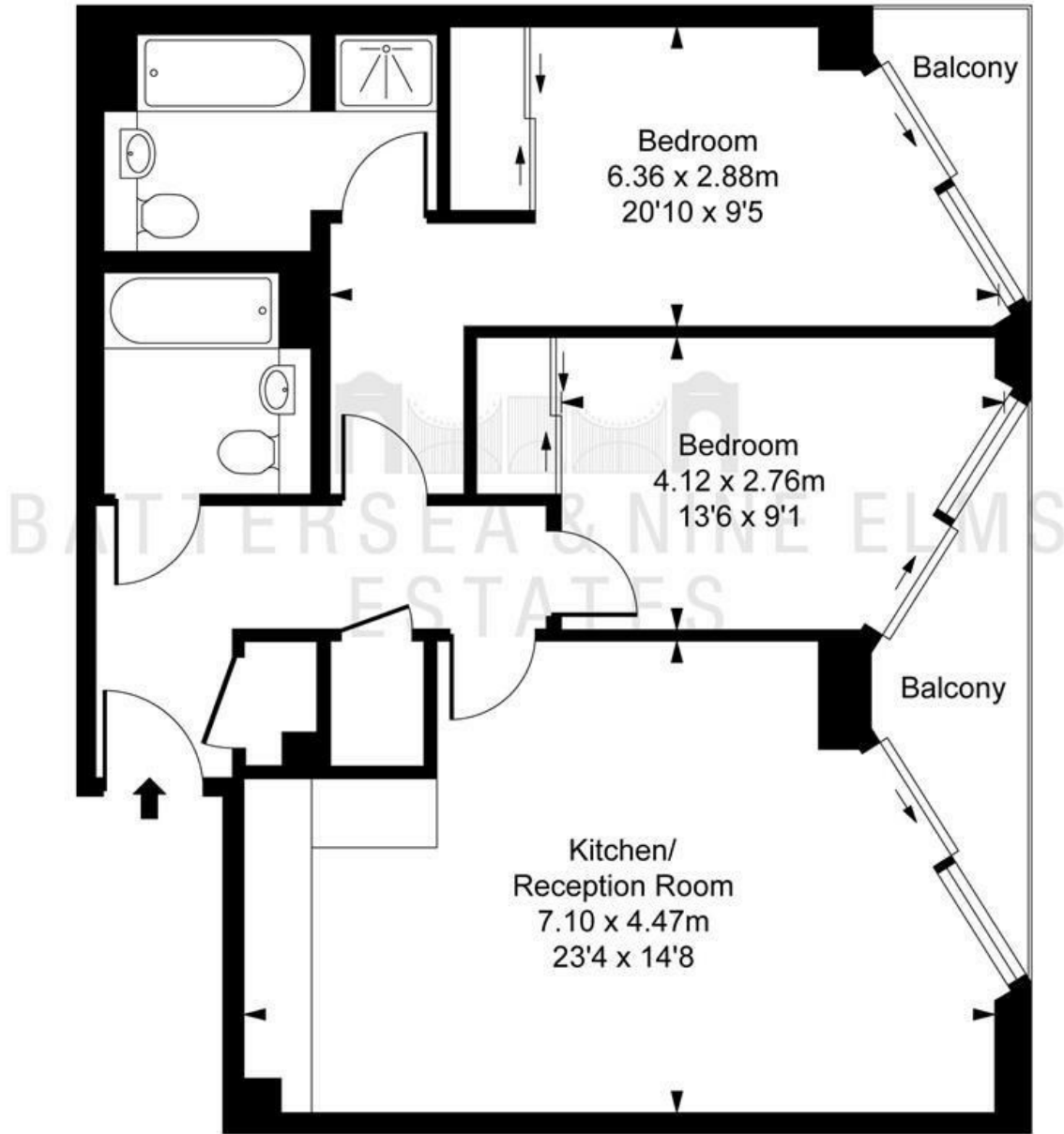


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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