



**BATTERSEA & NINE ELMS
ESTATES**

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Riverlight Four, Riverlight Quay

Asking Price £800,000

A luxurious two bedroom, two bathroom apartment set within the exclusive Riverlight development, phase 4. This modern apartment benefits from stunning communal facilities and excellent public transport links.

Designed by the world-renowned architects Rogers Stirk Harbour & Partners and set at the heart of the cluster of developments on the waterfront, Riverlight has all the ingredients of the perfect London development. 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 station, Riverlight presents an opportunity to make the most of what London has to offer.

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 Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking no | Cladding: EWS1 Certificate available

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

Riverlight Quay London



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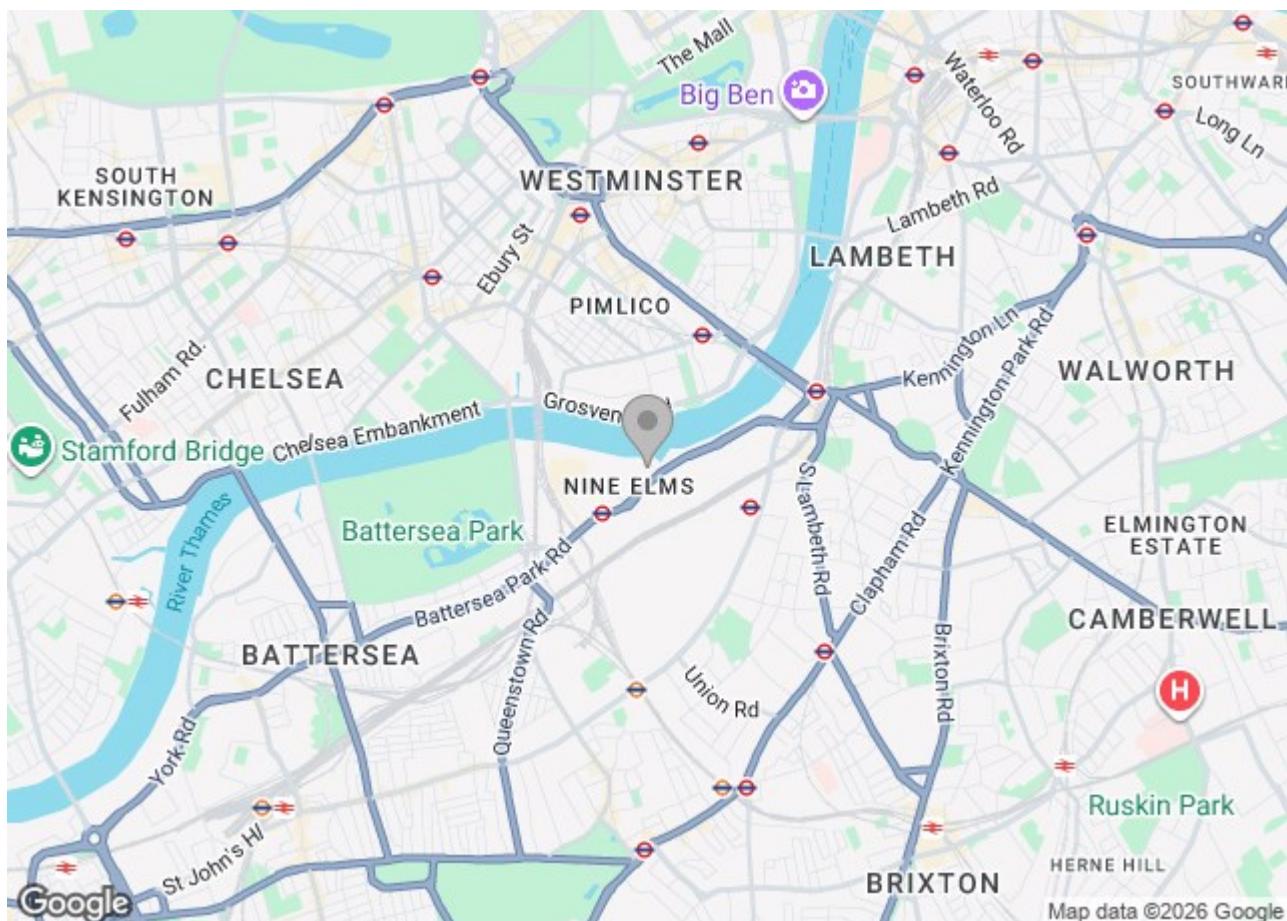


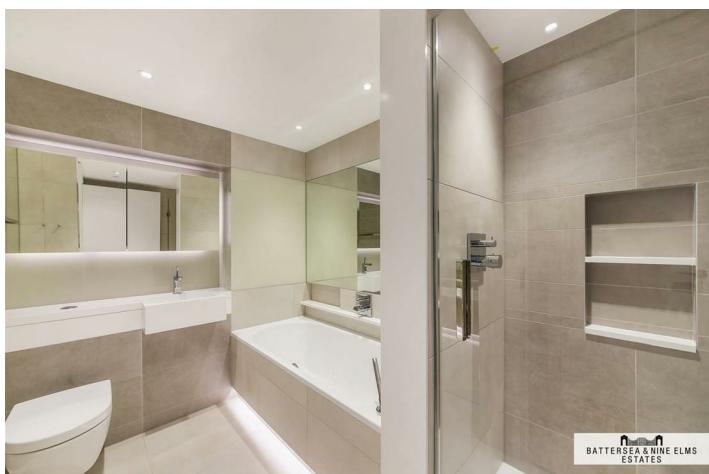
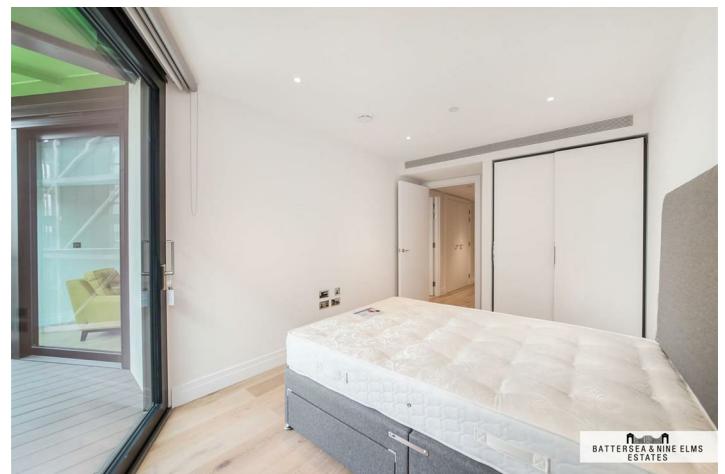
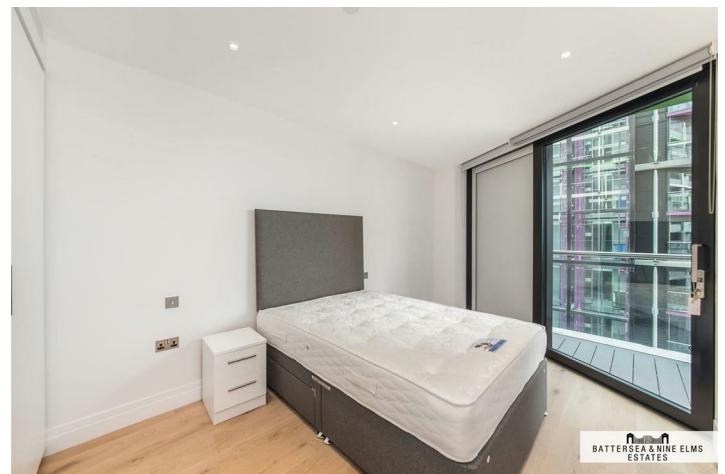
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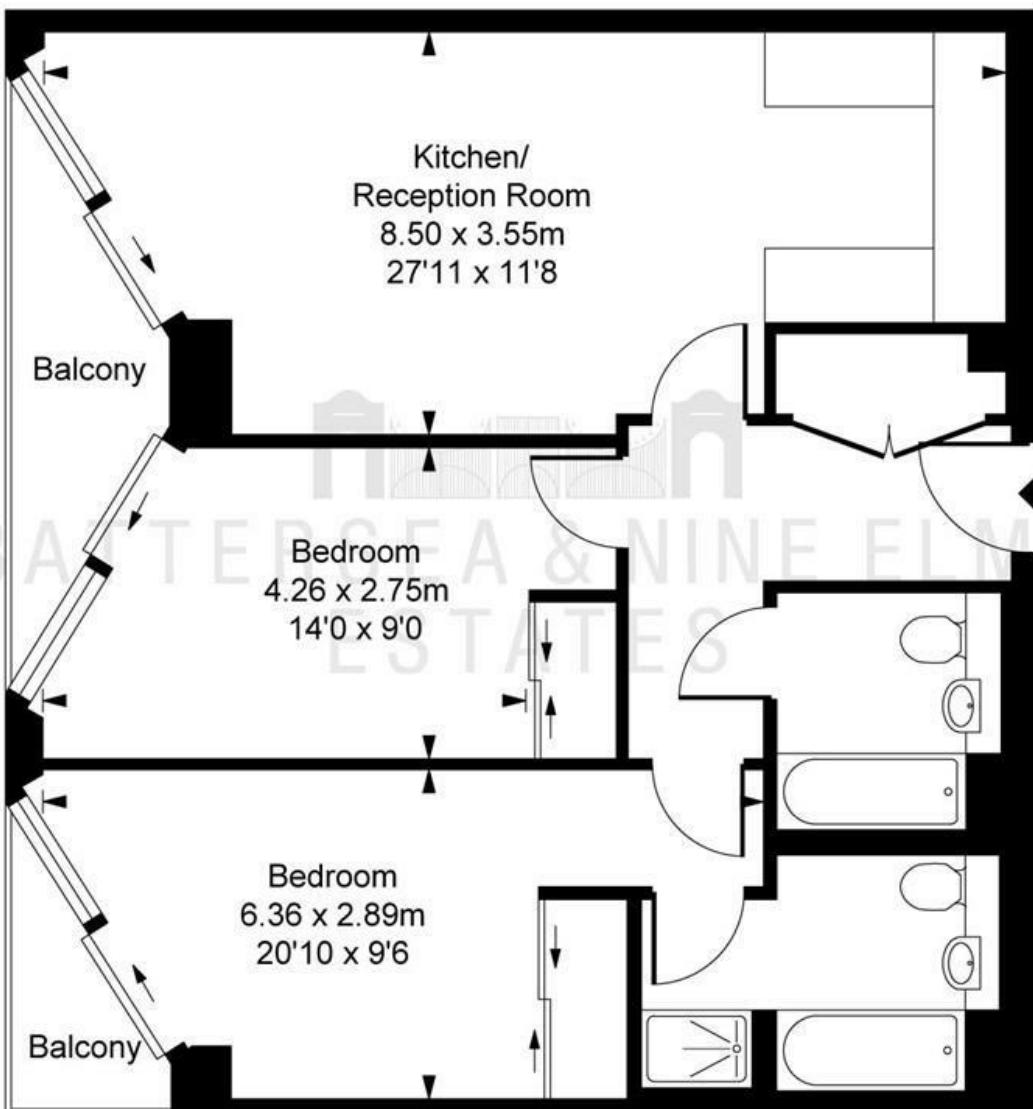
- Two double bedrooms
- 24 Hour concierge
- Residents gym & swimming pool
- Two bathrooms (one en suite)
- Communal gardens
- Balcony
- Zone 1 transport links







Riverlight Four,
Nine Elms Lane, SW8
Approximate Gross Internal Area
73.72 sq m / 794 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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