



## , London, SW11

This two bedroom apartment is set within this riverfront residential development, Riverlight, set in the heart of the Nine Elms in the south bank district.

The property comprises two bedrooms, with the main bedroom having an en suite and its own balcony. The generous lounge/kitchen shares a balcony with the other bedroom which offers river views.

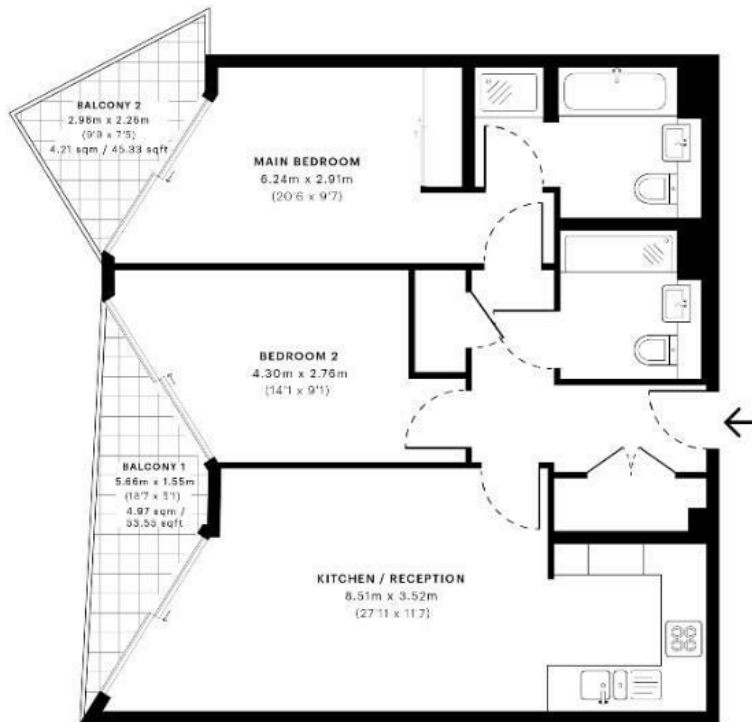
The development offers its residents a range of on site amenities, including a restaurant, coffee shop and a supermarket. Plus you'll have access to a gym, swimming pool, spa and an entertainment suite, along with a private cinema and reading lounge.

Leasehold property with 900+ years remaining.

The property will be sold with a tenant in situ, making this a potential investment opportunity.

- Two bedrooms
- Tenth floor
- Host of onsite amenities
- Lease 900+ years unexpired
- EPC rating - B
- Council tax band - F
- Local rates - £1372

**Asking price £975,000**



Tenth Floor



As per the floor plan submitted to the planning authority, this is a 3D laser scan of the property. The floor plan is a 2D projection of the 3D scan and is not intended to be used as a basis for any other purpose. It is not intended to be used as a basis for any other purpose. It is not intended to be used as a basis for any other purpose.

PROPERTY REFERENCE: PMS0000012020026

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  | <b>86</b>               | <b>86</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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

