

## Riverlight Quay, London, SW8

This one 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 a double bedroom, a smart bathroom suite and an open plan reception kitchen, which has direct access to a balcony.

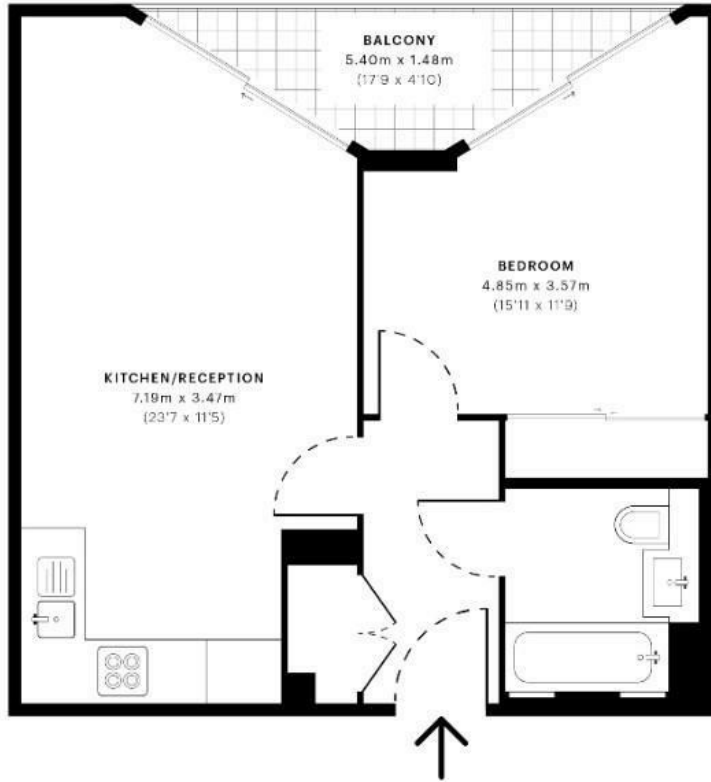
The development offers its residents a range of on site amenities, including a restaurant, coffee shop and a supermarket. Plus you'll have access to a gym, swimming pool, spa and an entertainment suite, along with a private cinema and reading lounge.

Leasehold property with 900+ years remaining.

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

- One bedroom apartment
- Lease 900+ years unexpired
- Host of onsite amenities
- Eighth floor
- Balcony
- EPC rating – B
- Council tax band - E
- Local rates - £2153

**Asking price £690,000**



- Eighth Floor



spec and RICS are the industry standard for property measurement. RICS is the global authority for property measurement. RICS is the global authority for property measurement. RICS is the global authority for property measurement.

PROPERTY MEASUREMENT  
PRACTICE STATEMENT

SPEC ID: 0540763076443800169771



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	85	85
(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			
England & Wales		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>			
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England & Wales		EU Directive 2002/91/EC	