

## Riverlight Quay, London, SW11

This studio 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.

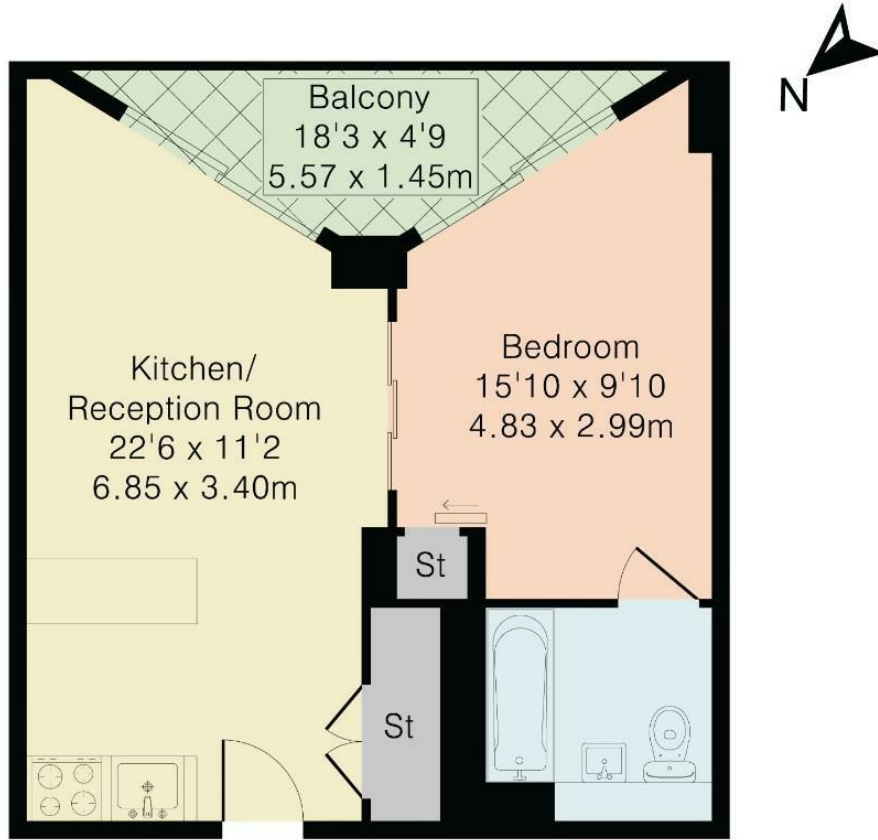
The development offers its residents a range of on site amenities, including a restaurant, coffee shop and a supermarket. Plus you'll have access to a gym, swimming pool, spa and an entertainment suite, along with a private cinema and reading lounge.

Leasehold property with 900+ years remaining.

- Studio apartment
- Host of onsite amenities
- Lease 900+ years unexpired
- Sixth floor
- Balcony
- EPC rating – C
- Council tax band - D
- Local rates - £921

**Asking price £660,000**

Approximate Gross Internal Area 410 sq ft – 38 sq m



Sixth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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 energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80 80

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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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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