

**Riverlight Quay, Nine Elms, SW11**

£1,450,000

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PLEASE QUOTE MR0560 - Immaculately presented two bedroom, two bathroom, eleventh floor apartment (990 SqFt) with two private balconies, enviably situated in a sought after riverside development moments from transport links and amenities. Epitomising the height of luxury and style in this fantastic fashionable location, the property offers superbly appointed accommodation with high spec finish throughout. Features include an impressive open plan reception/kitchen/diner, stylish family bathroom and principal en-suite, ample inbuilt storage, air conditioning, underfloor heating, double glazing with electric curtains and blinds, surround sound speakers, smart home automation for lighting, heating and concierge services, quality floor coverings, and neutral decor. The development further benefits from a variety of leisure facilities

to encourage a well rounded lifestyle, including a gym, spa, swimming pool, cinema room and virtual golf, as well as decadent areas for communal studying, relaxing and working, and 24 hour concierge services.

Accommodation comprises entrance hall with inbuilt storage, leading into the bright and spacious, open plan reception/kitchen/diner with ample space for entertaining, relaxing and dining, and direct access onto the delightful private balcony – ideal for al fresco drinks and entertaining! The kitchen area comprises a sleek range of matching white high gloss wall and base units with work surfaces incorporating inset double sink unit, and high end 'Miele' appliances including induction hob with overhead extractor, microwave combination oven, coffee machine, steam oven, large oven, wine conditioning unit, dishwasher, plate warming drawer, and two food warming drawers, and 'Gaggenau' fridge and freezer. There are two well sized bedrooms sharing access to a further balcony, with en-suite shower to the principal bedroom. A beautiful family bathroom with white three piece suite and elegant tiling completes the accommodation.

The property is ideally located within easy access of excellent transport links including Battersea Power Station and Nine Elms stations, as well as numerous regular bus routes, all providing unrivalled cross-London links. River boats/ferries also run from Battersea Power Pier. There are an array of shops, bars, restaurants and amenities within a short distance, with Chelsea and the fashionable King's Road just a short distance away for a further eclectic variety. Beautiful Battersea Park is just moments away providing superlative recreation space, as well as Chelsea Bridge and the banks of the River Thames overlooked by the iconic towers of Battersea Power Station with all that the site itself has to offer.

Viewings are highly recommended.

Lease Term: 986 years remaining.

Service Charge: TBC.

Ground Rent: £850 per annum.

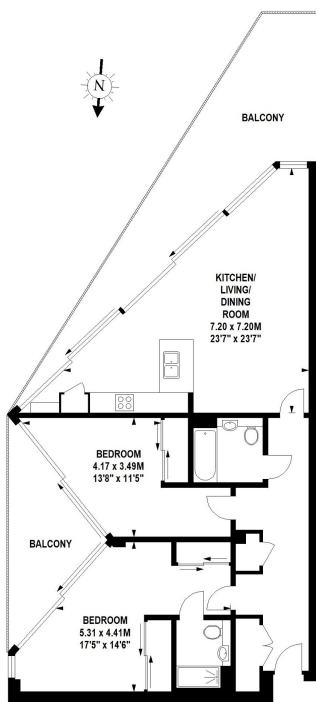
All prospective purchasers are advised to make their own enquiries via a solicitor.

## Key Features

- Immaculately Presented Two Bedroom Apartment (990 Sq.Ft)
- Height of Luxury and Style
- Two Private Balconies
- Gym, Spa and Swimming Pool
- Moments from Transport Links and Amenities
- Sought After Riverside Development
- Stunning Open Plan Living Space
- Family Bathroom and En-Suite
- Cinema Room and Concierge Services
- PLEASE QUOTE MR0560

### Riverlight Quay, SW11

Approximate gross internal area  
91.97 sq m / 990 sq ft



### Eleventh Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.