



4 Riverlight Quay,
Nine Elms, SW11

Asking Price £2,100,000, Leasehold

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Description

An extremely generous sub-penthouse apartment of 1,489 sq ft (138 sqm) within Four Riverlight Quay, available for sale.

The property offers dual aspect accommodation, sizeable reception with open-plan kitchen, three double bedrooms (two with en suite), secure parking, high specification level throughout, comfort cooling and under floor heating. An exclusive on site residents' Clubhouse offers a unique third space between home and work which to socialise, exercise and be entertained, from a private screening room to virtual golf facilities; a residents' club lounge and library and a 15m swimming pool, state-of-the-art gymnasium and spa. Riverlight offers a vibrant mix of leisure and retail facilities at street level, including cafés, bar and restaurant and a crèche.

3 Bedrooms : Bathroom : En Suite Bathroom : En Suite Shower Room : Reception Room/Living Room : Kitchen : Terrace : Parking : Residents' Leisure Facilities : EPC Rating TBC

Key Features

- 24 HOUR CONCIERGE
- GYM, SAUNA, STEAM, LEISURE
- SWIMMING POOL
- CLOSE TO AMERICAN EMBASSY
- HIGH CEILINGS
- 2 BALCONIES
- RIVERSIDE LOCATION

Terms

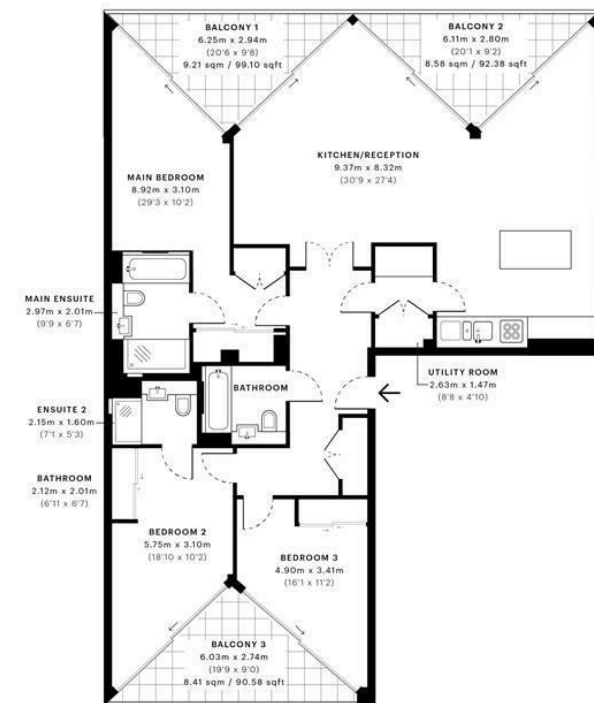
Leasehold : 999 years from 1 January 2012 ie 989 years

Riverlight Quay, SW11

CAPTURE DATE 15/08/2022 LASER SCAN POINTS 103,320,495

GROSS INTERNAL AREA

138.42 sqm / 1489.94 sqft



— Twelfth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
138.42 sqm / 1489.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
- includes common areas above head height
131.44 sqm / 1414.81 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
26.20 sqm / 282.01 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 164.08 sqm / 1766.54 sqft
IPMS 3C RESIDENTIAL 158.15 sqm / 1702.31 sqft

SPIC ID: 02f690d53a40cd003fa82d1b

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.