



Guide Price: £825,000

3 Riverlight Quay

 x2  x1  x1



**PANTERA  
PROPERTY**



Pantera Property are pleased to welcome to the market this sophisticated two-bedroom apartment, within the prestigious Riverlight Quay development

- Luxury apartment
- No onward chain
- Prestigious development
- Two bedrooms

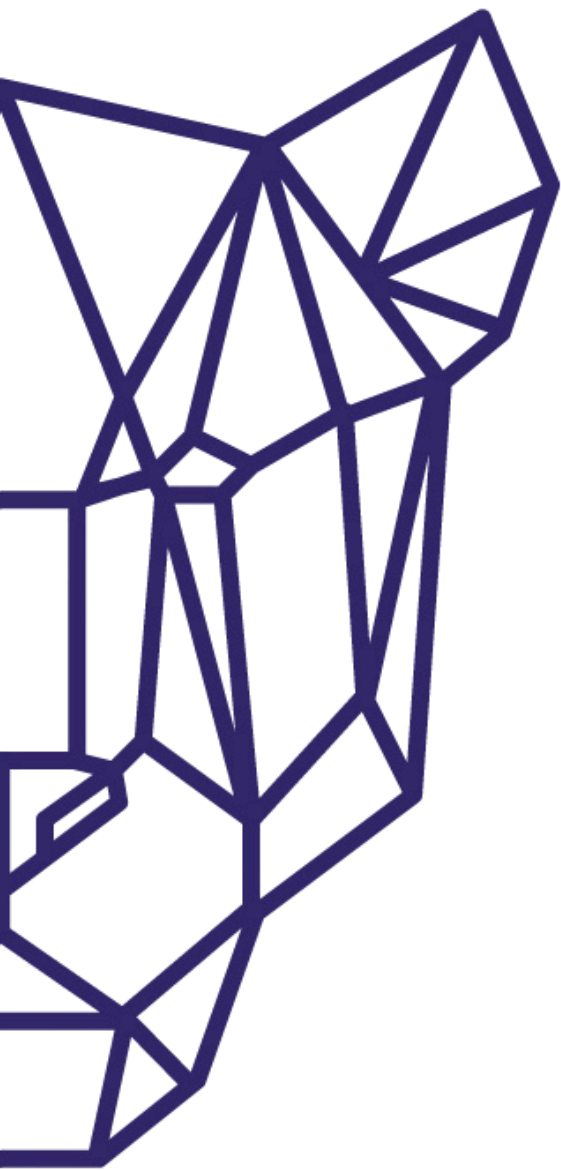
### Property Description

The property is finished to an exceptional standard, with floor to ceiling windows which flood the space with natural light. The apartment offers a spacious, open plan kitchen and reception room, ideal for both relaxing and entertaining. The contemporary kitchen is finished to a premium specification, with sleek fitted units and integrated appliances. Two spacious double bedrooms, and the stylish shared bathroom with a shower and separate bath are situated returning to the hall.

There are two generously sized double bedrooms, one of which benefits from a stylish en-suite bathroom. A modern family bathroom is accessed from the hallway.

The property is owned on a Leasehold basis with a term of 999 years from 1st January 2012 according to the Land Registry.





# Additional Information

Local Authority:  
Wandsworth

Tenure:  
Leasehold

Size:  
875 sq.ft.

Council Tax Band:  
F

## Location

The property is positioned on the banks of the River Thames in the heart of SW11, offering riverside living with excellent connectivity to central London. The development is moments from the green open spaces of Battersea Park, providing over 200 acres of parkland. An extensive selection of local amenities are provided, including riverside cafes, restaurants and convenience stores.

Transport links are exceptional, with Battersea Power Station Underground providing direct access to the West End and the City via the Northern Line. Queenstown Road Station and Battersea Park Station offer convenient mainline services to London Waterloo and beyond.

## Viewing

Please contact Charley at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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