

## Riverlight Quay, London

**Offers In Excess Of £1,500,000**

Nestled in the popular Riverlight development this modern apartment offers a splendid living experience in one of London's most sought-after locations. Spanning an impressive 1,120 square feet, the property boasts a well-designed layout that maximises both space and comfort. The apartment, which has parking included, features two generously sized bedrooms and two bathrooms. This property is perfect for those seeking a stylish and comfortable living space in the heart of London with its prime location and modern amenities.

Approx. 985 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: G (Wandsworth Council)

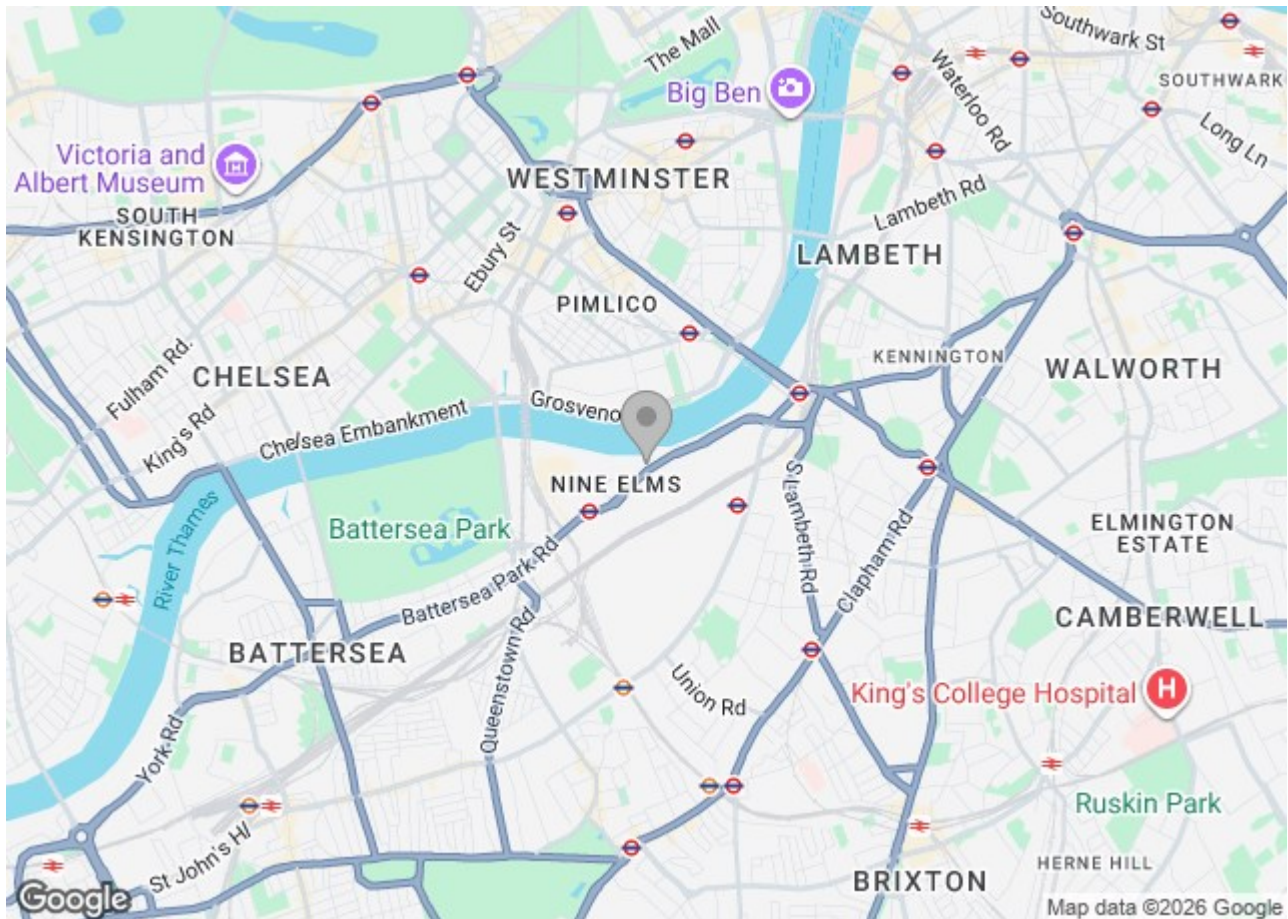
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

## 2 Riverlight Quay London



- Two bedrooms
- 24 hour concierge
- Secure parking
- Two bathrooms
- Residents gymnasium
- Private balcony
- Residents swimming pool





BATTERSEA & NINE ELMS  
ESTATES



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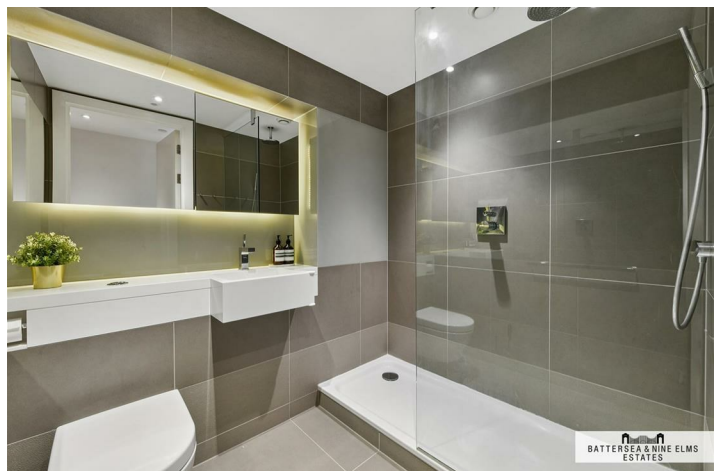
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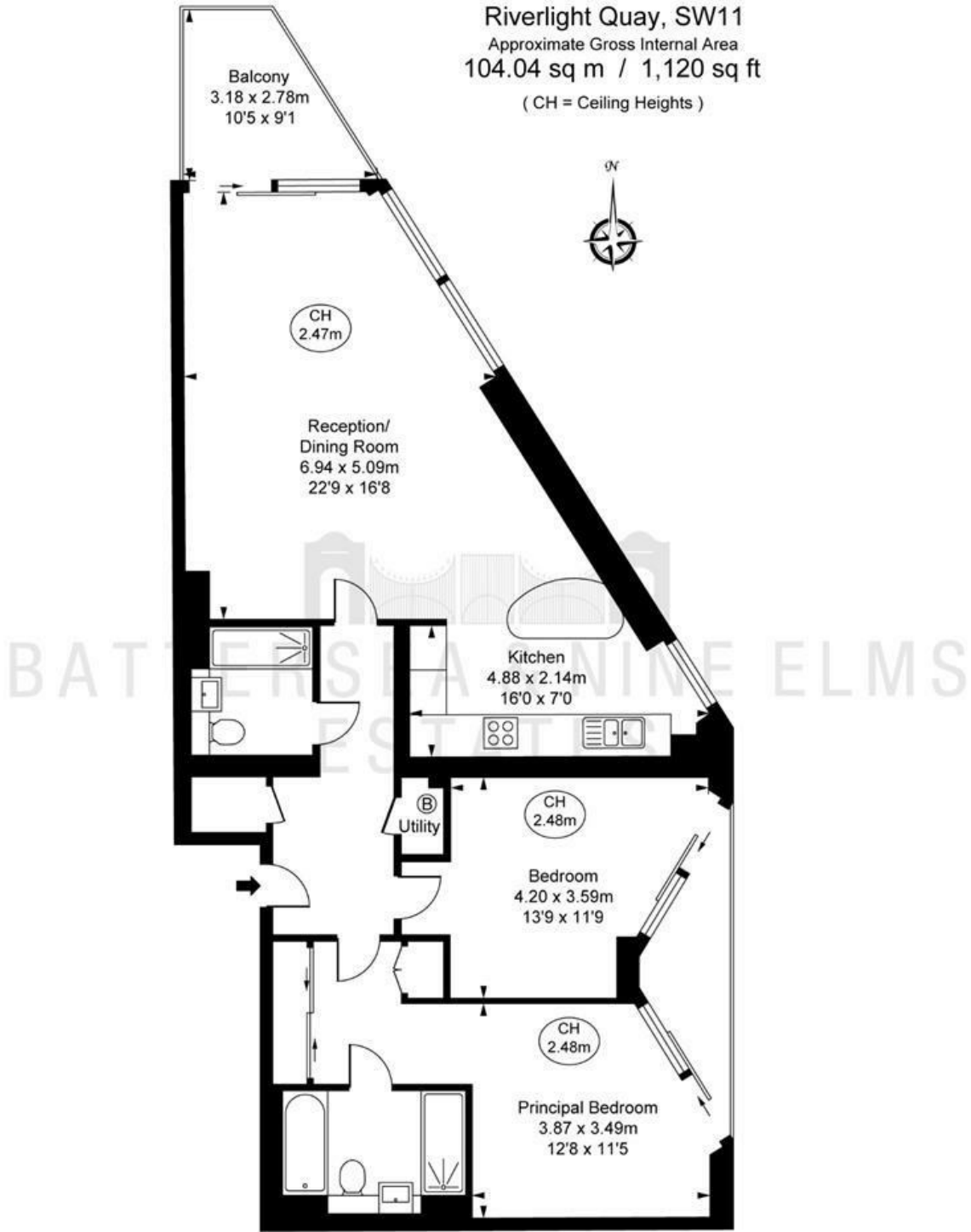


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Floor Plan



Riverlight Quay, SW11  
 Approximate Gross Internal Area  
 104.04 sq m / 1,120 sq ft  
 ( CH = Ceiling Heights )

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		85	85
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	