



## 4 Riverlight London

**£750 Per Week**

A one bedroom apartment set within the sought after Riverlight development. The property features a double bedroom, bathroom and an open plan kitchen/living area with a private balcony that connects to the reception room and bedroom.

Riverlight has all the ingredients of the perfect London development, designed by the world-renowned architects Rogers Stirk Harbour & Partners. Set at the heart of the cluster of developments on the waterfront, the architects behind Riverlight have planned an oasis of landscaped communal gardens and open space within this development of 806 apartments. Together with the excellent existing transport links from Vauxhall and the future Nine Elms Tube station, Riverlight presents an opportunity to make the most of what London has to offer.

Residents also benefit from a fantastic array of communal facilities, such as a gym, swimming pool, bar, lounge, library and golf simulator.

Council Tax Band: Wandsworth - F  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

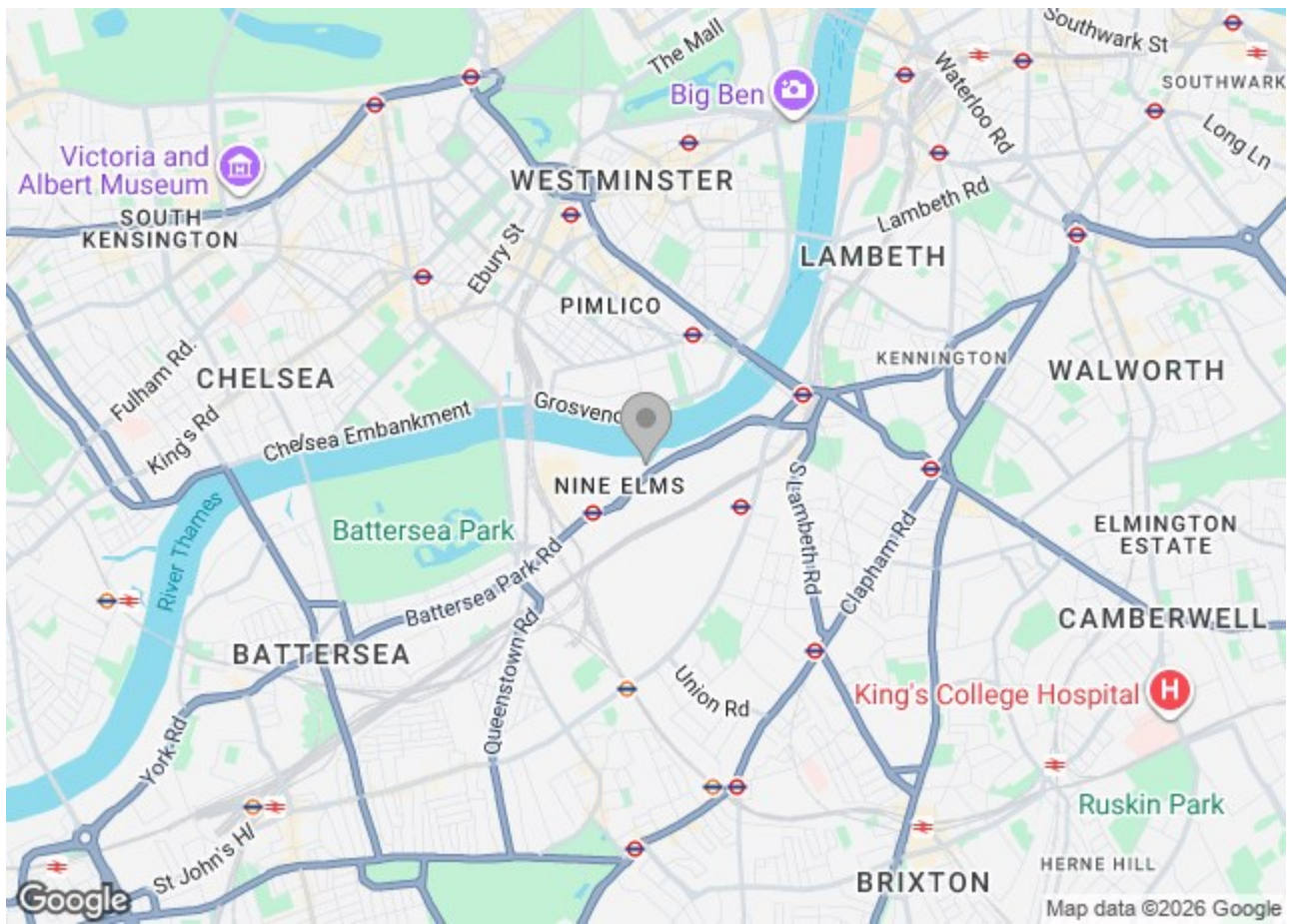
To check broadband and mobile phone coverage please visit Ofcom.

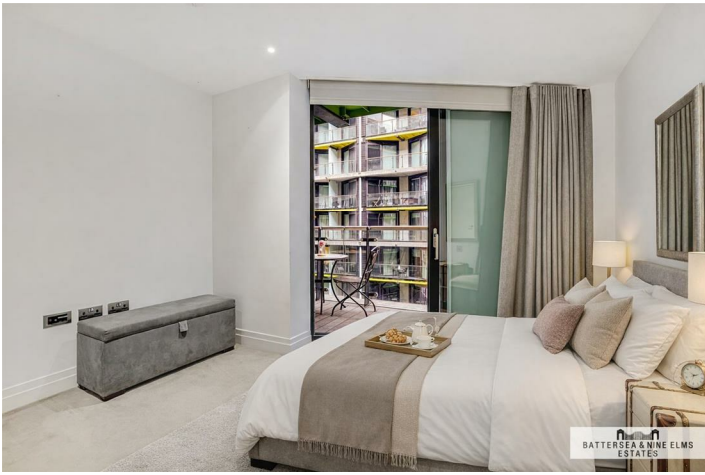
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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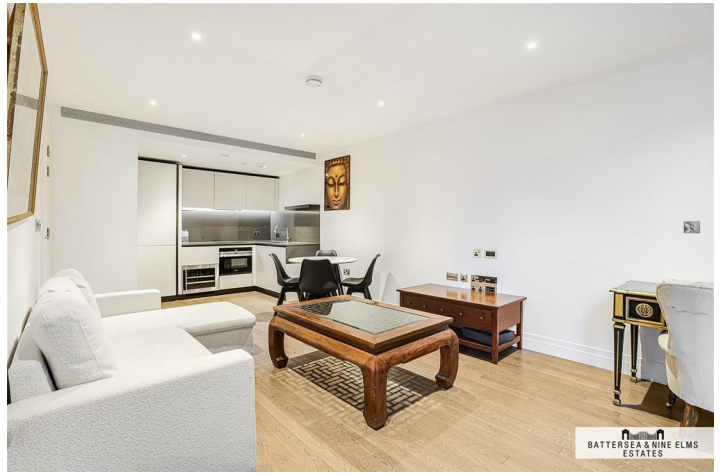


- One double bedroom
- One bathroom
- Private balcony
- Underfloor heating and comfort cooling
- 24 hour concierge
- Residents' gym, pool and spa
- Residents' golf simulator





BATTERSEA & NINE ELMS  
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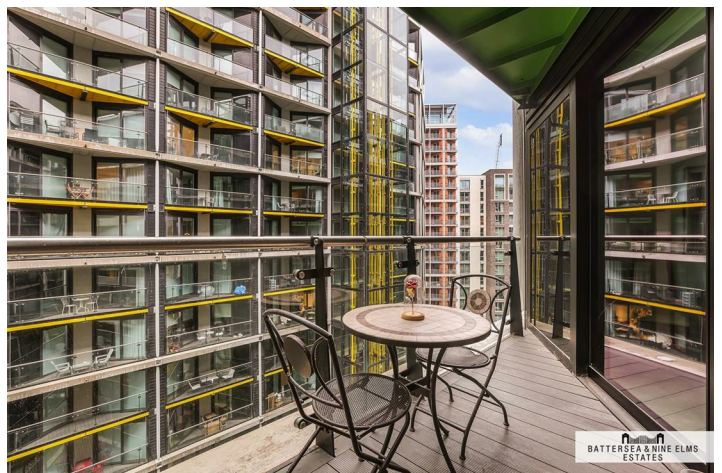
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## Riverlight Quay, SW11

Approximate Gross Internal Area  
46.48 sq m / 500 sq ft

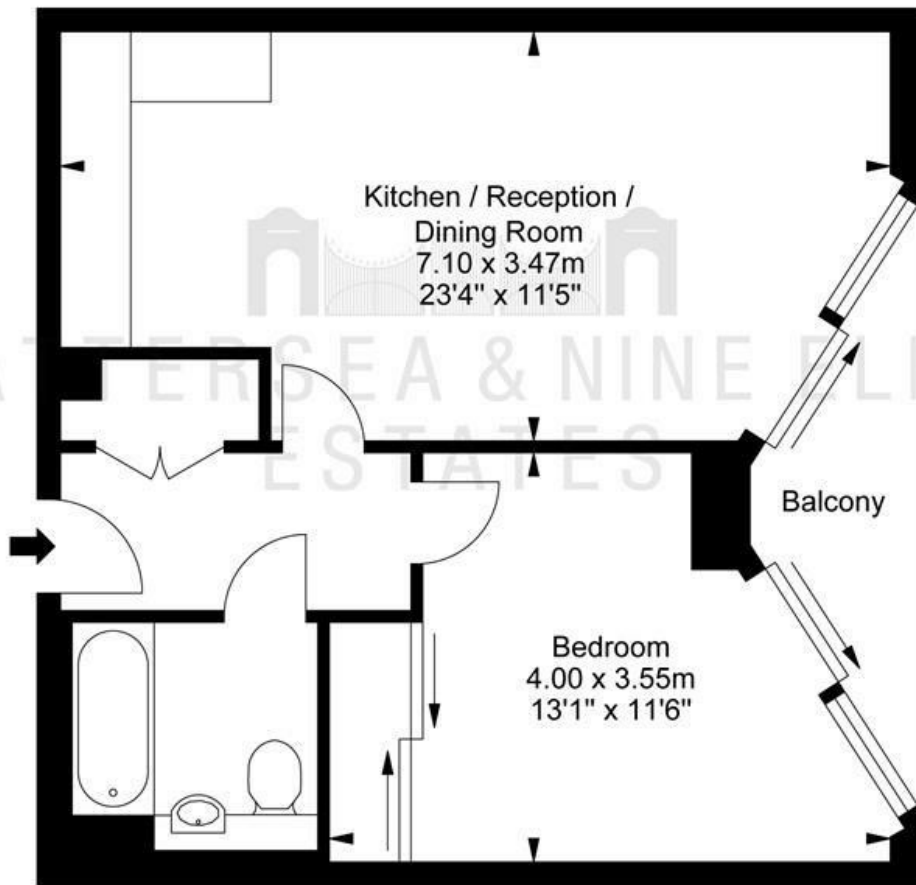


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
	(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	80				
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	