



## Riverlight Three, Riverlight Quay Offers In Excess Of £830,000

Welcome to 3 Riverlight, a stunning modern apartment located in the desirable Riverlight Quay. This impressive property boasts a generous 826 square feet of living space, making it an ideal choice for those seeking comfort and style in a vibrant community.

As you enter the apartment, you are greeted by a spacious reception room which is filled with natural light, creating a warm and inviting atmosphere. The contemporary design and high-quality finishes throughout the apartment enhance its appeal, ensuring a sophisticated living experience.

The apartment features two well-proportioned bedrooms. The master bedroom benefits from an en-suite bathroom, offering convenience and privacy. Situated in Riverlight Quay, this property is not only modern but also benefits from a prime location. Residents can enjoy easy access to a range of local amenities, including shops, restaurants, and recreational facilities. The picturesque riverside setting adds to the charm of the area, providing a tranquil environment to unwind.

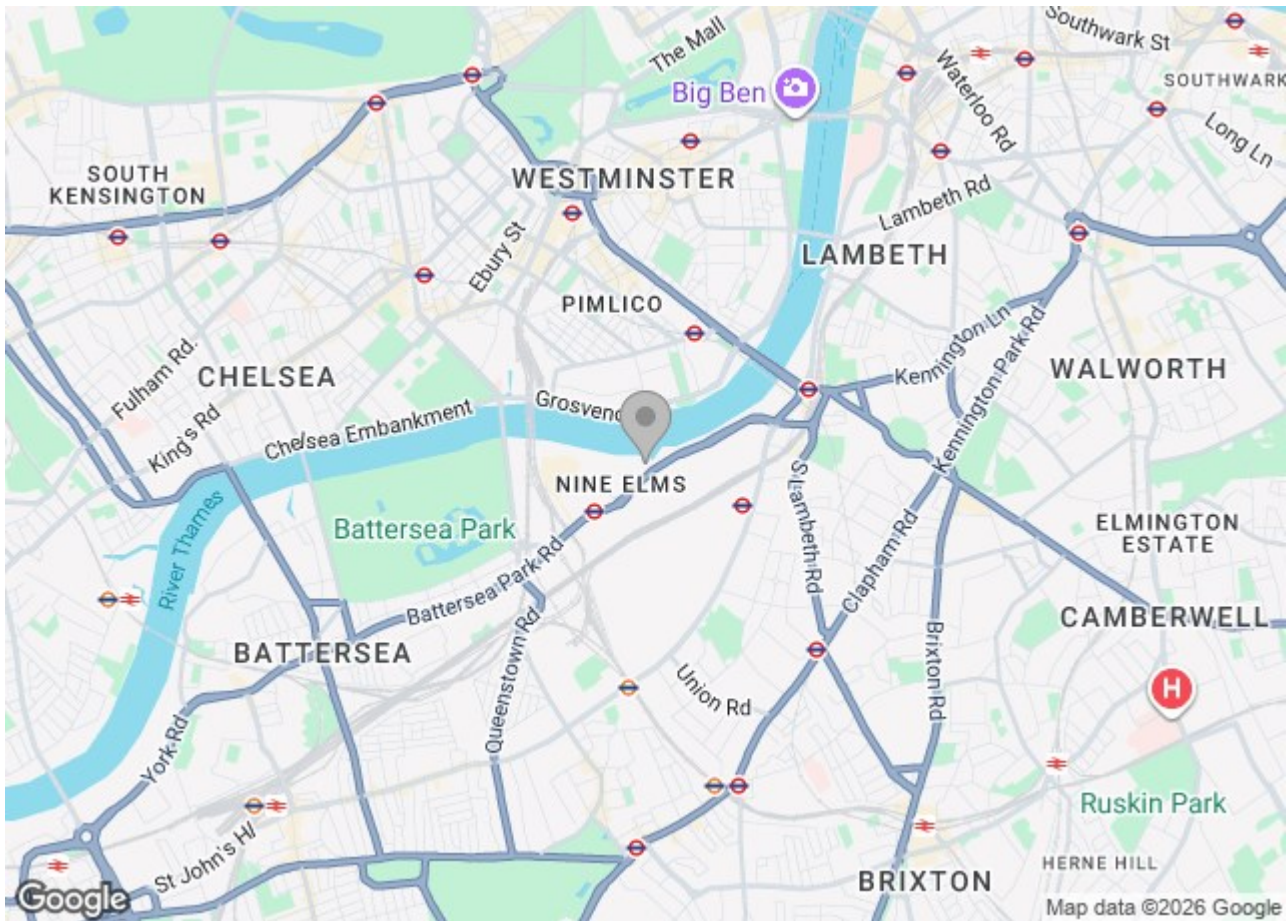
Approx. 986 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: Ask Agent  
Service charge amount: approx. : Ask Agent  
Council tax band: F (Wandsworth Council)

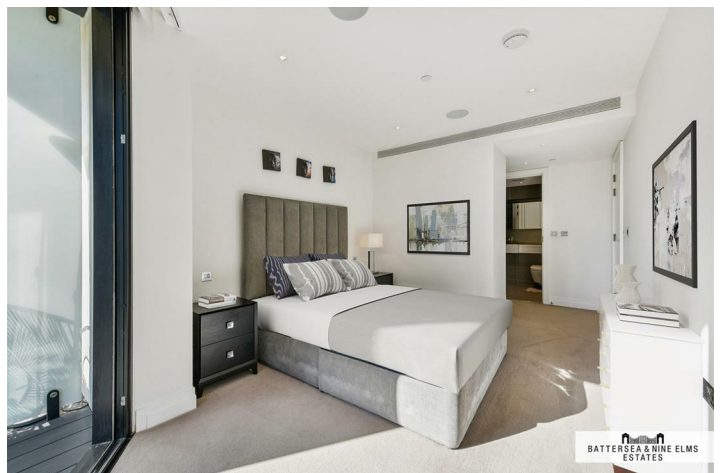
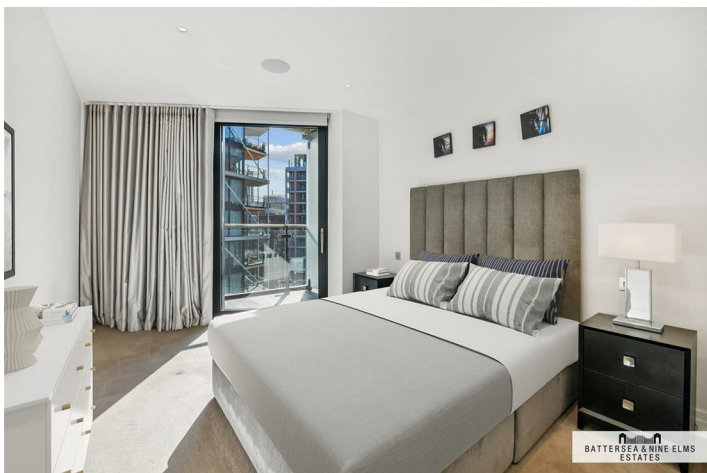
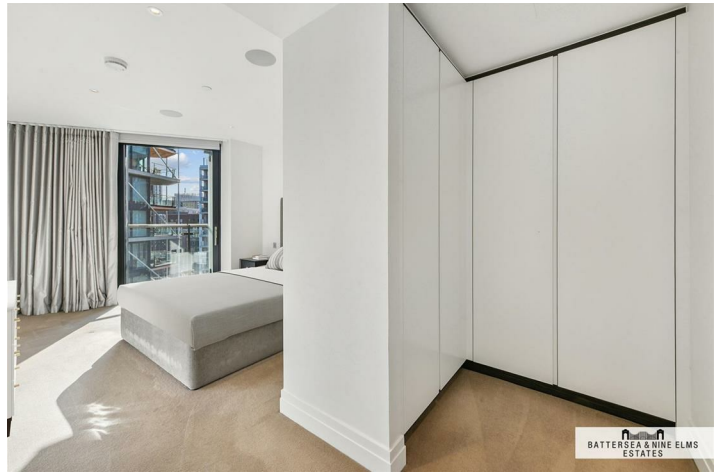
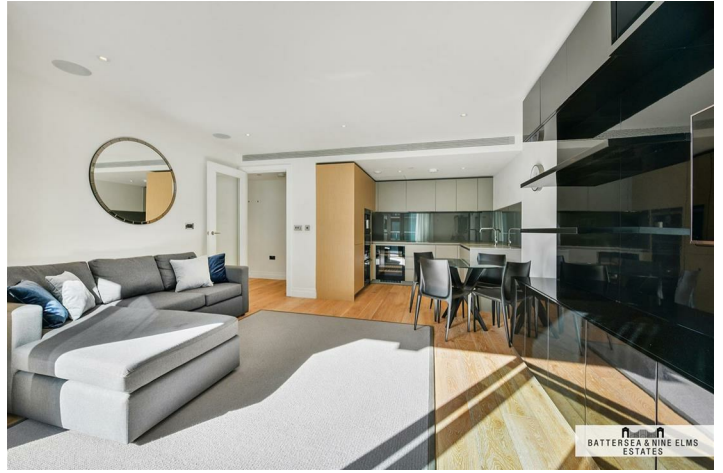
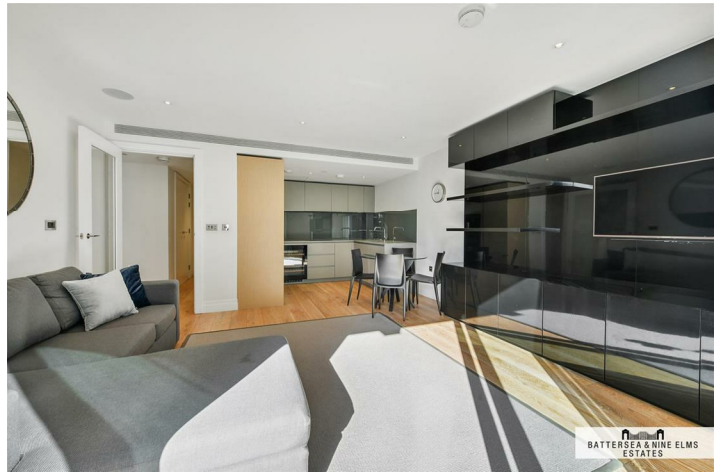
Electricity supply – Mains | Heating – Mains | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding:  
EWS1 Certificate available

### 3 Riverlight Quay London

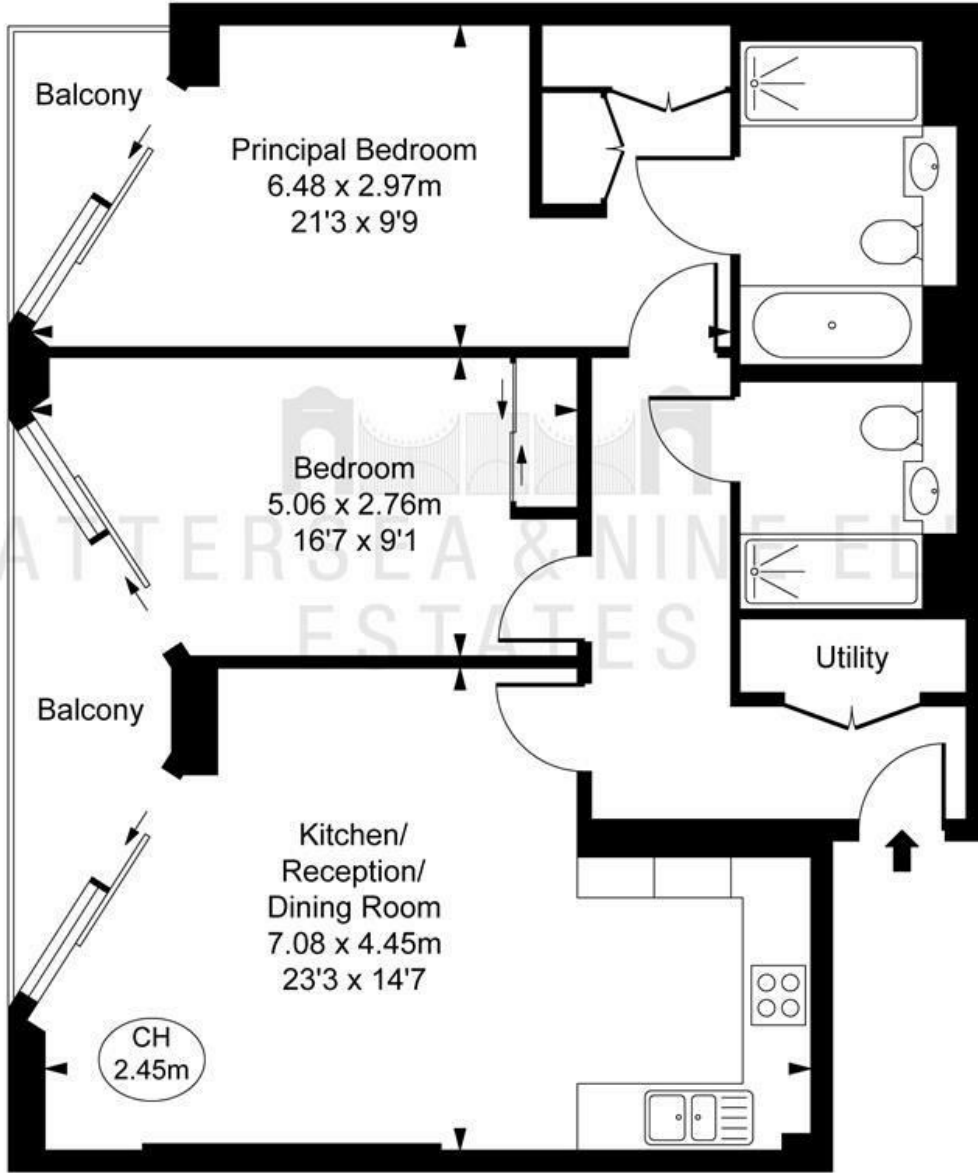


- Two bedrooms
- 24 concierge
- Golf simulator
- Two bathrooms (one ensuite)
- Residents swimming pool & gymnasium
- Separate utility room
- Cinema room





Riverlight Quay, SW11  
 Approximate Gross Internal Area  
 76.77 sq m / 826 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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 energy efficient - higher running costs			
England & Wales		83	83
	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		