

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
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5 Riverlight Quay London

£650 Per Week

A spacious one bedroom apartment available for rent unfurnished. This attractive property has been elegantly designed to maximise light and space. The apartment has been fitted with fully integrated high specification appliances, underfloor heating runs throughout the property and bespoke storage blends into the decor, all features which enhance the contemporary style.

Positioned at the heart of the Nine Elms riverside district, Riverlight is a thoughtfully designed development featuring landscaped communal gardens and open green spaces. Its striking architecture is complemented by excellent transport links, with Vauxhall and Battersea Power Station Tube stations nearby. This is an ideal base to enjoy all that London has to offer.

Council Tax Band: Wandsworth - E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £650 (1 weeks rent, subject to agreed offer)

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

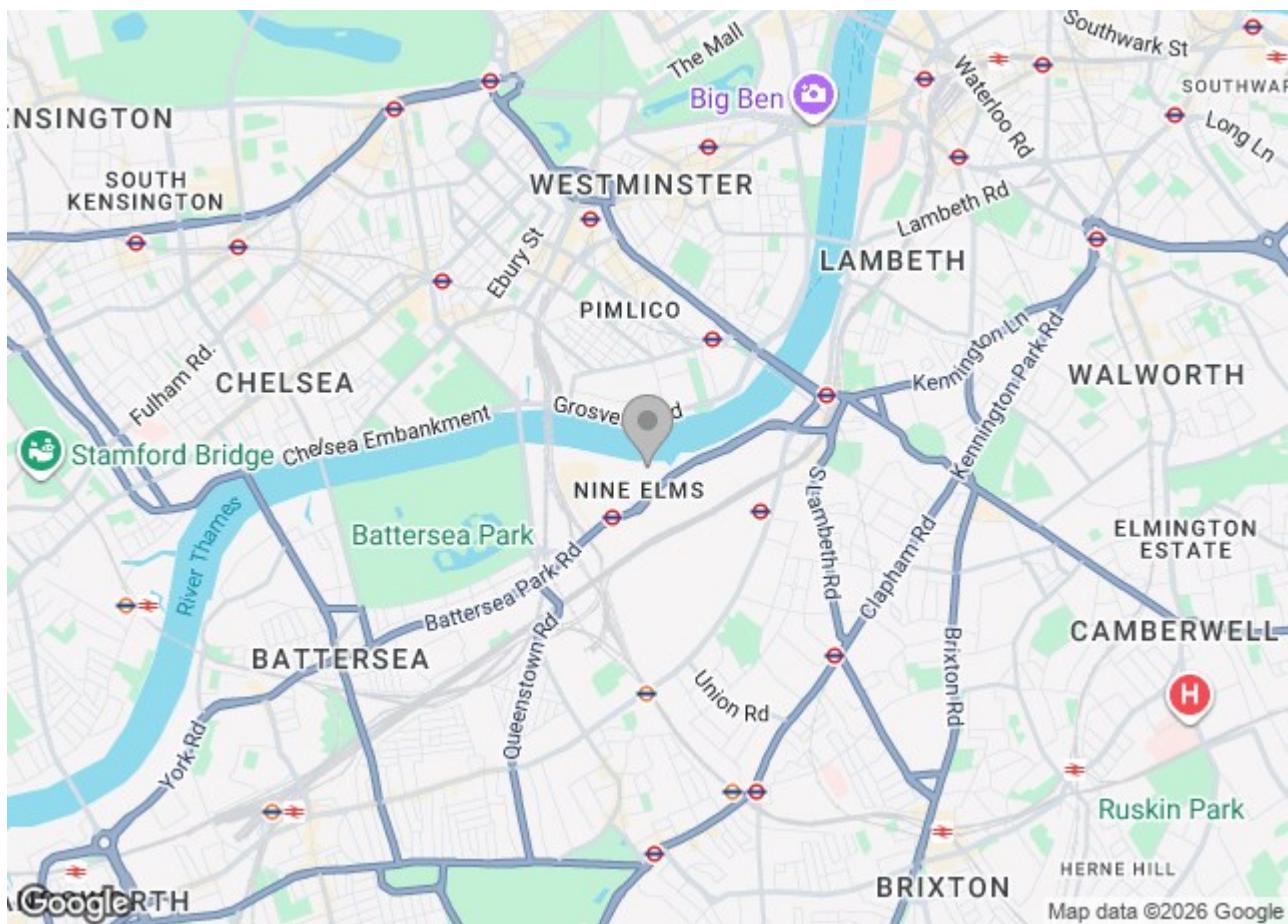
To check broadband and mobile phone coverage please visit Ofcom.

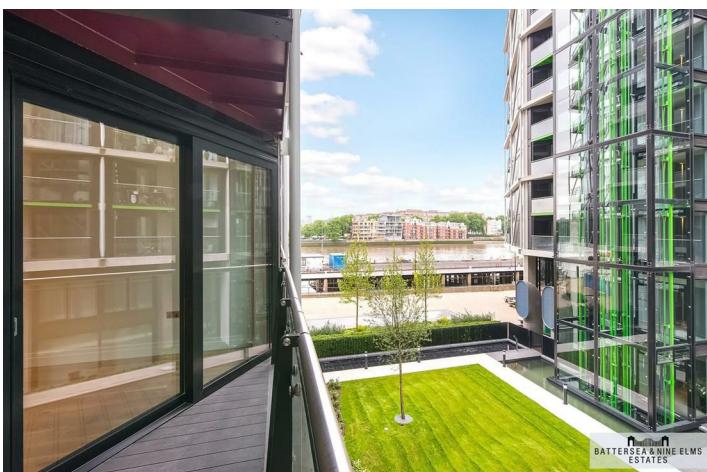
To check planning permission please visit Wandsworth Council Website - Planning & Building Control

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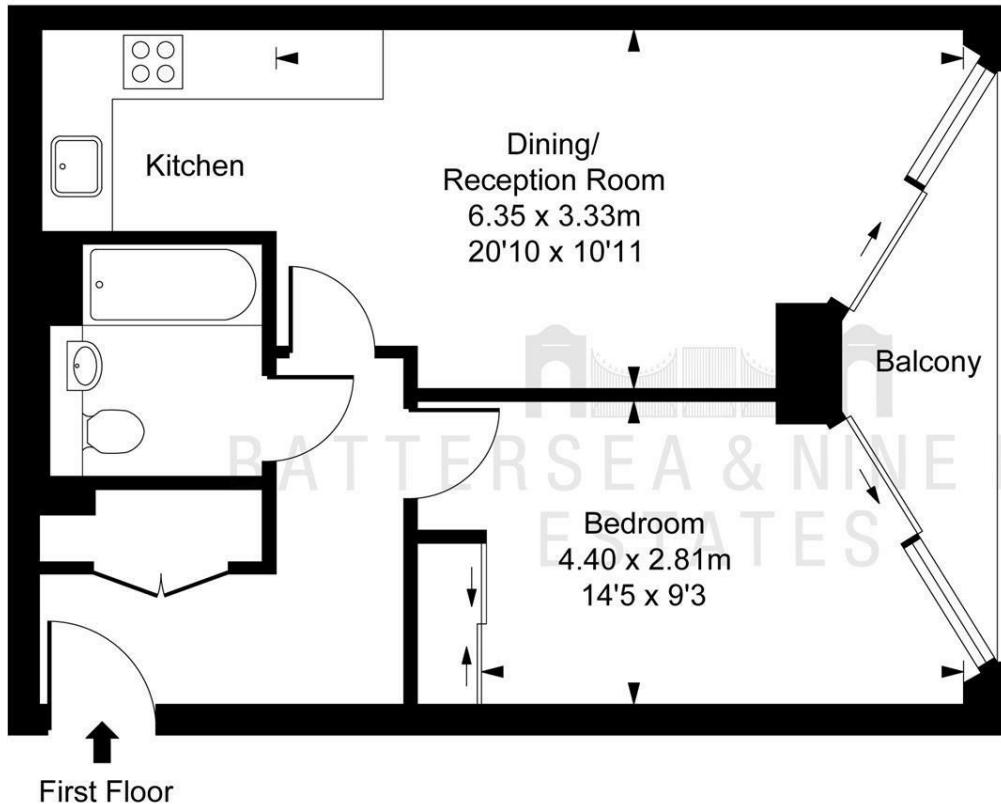


- One bedroom
- Gym & swimming pool
- Communal gardens
- Unfurnished
- Residents' library
- Golf simulator
- 521 Sq ft (approx)
- 24 Hour concierge

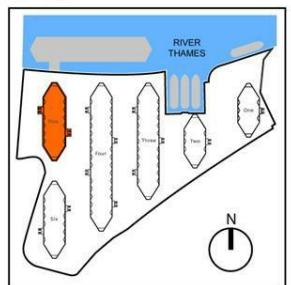




Floor Plan



Riverlight Five,
Nine Elms Lane, SW8
Approximate Gross Internal Area
48.70 sq m / 524 sq ft



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		