



3 Riverlight Quay, London, SW11 8AU

£545,000

ZONE 1 - WALK TO NINE ELMS OR BPS STATIONS

STUDIO SUITE / ONE BEDROOM WITH A SPACIOUS WEST FACING TERRACE LOCATED ON THE BANKS OF THE RIVER THAMES IN THE SOUGHT AFTER "RIVERLIGHT QUAY" NINE ELMS

THE APARTMENT IS DESIGNED WITH SEPARATE LIVING AND SLEEPING AREAS WITH SLIDING DOORS BETWEEN THE TWO ROOMS.

Our suite is set over 417 square feet and comprises a living area with open plan luxury kitchen and access to the terrace and sliding doors opening into a sleeping area with access to a luxury bathroom and the terrace.

Storage is built in throughout the apartment and the studio suite benefits from wooden flooring throughout.

The apartment is furnished to a superior standard and of course amenities on site include concierge, gym, residents pool, cinema and golf room

GROUND RENT £400 PA / SERVICE CHARGE £8137 PA / LEASE 990 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- RIVERLIGHT QUAY SW11
- STUDIO SUITE / ONE BED WITH SEPARATE LIVING AND SLEEPING AREAS
- SLIDING DOORS SEPARATE THE BEDROOM FROM THE RECEPTION
- 7TH FLOOR
- SPACIOUS WEST FACING BALCONY
- PARTIAL RIVER VIEWS
- QUALITY FURNISHINGS THROUGHOUT
- WALK TO NINE ELMS OR BPS STATION (ZONE 1)
- LOCATED ON THE BANKS OF THE RIVER THAMES
- CONCIERGE, GYM, POOL & CINEMA

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KITCHEN



KITCHEN



KITCHEN



BATHROOM



LIVING AREA



BATHROOM

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BEDROOM



PARTIAL RIVER VIEWS



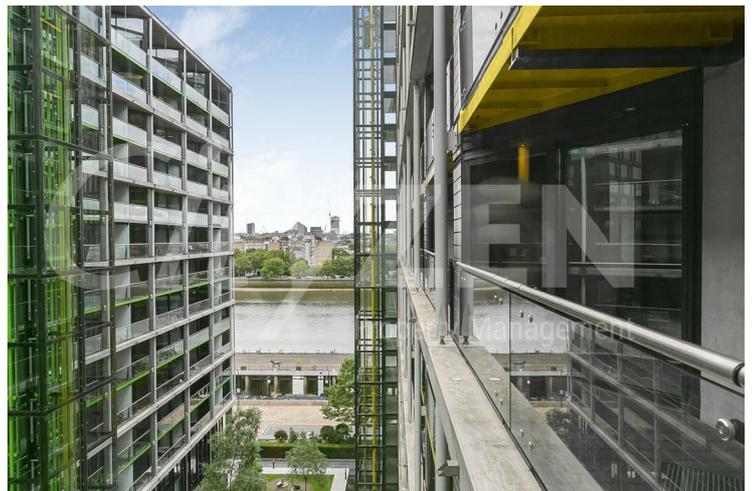
BEDROOM



PARTIAL RIVER VIEWS

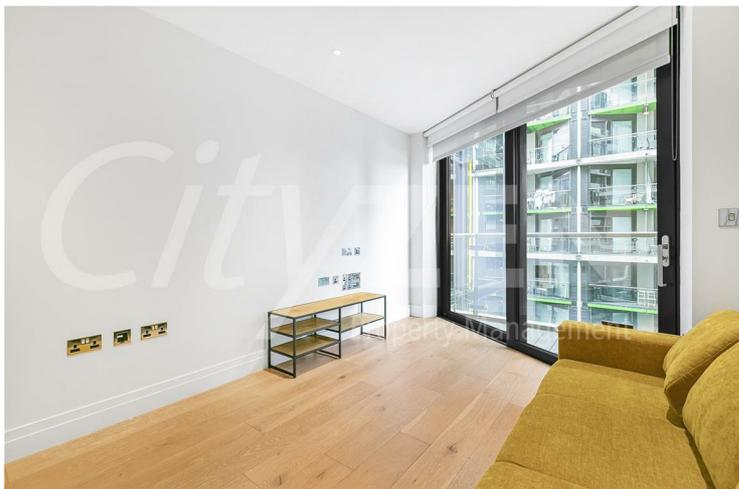


BALCONY

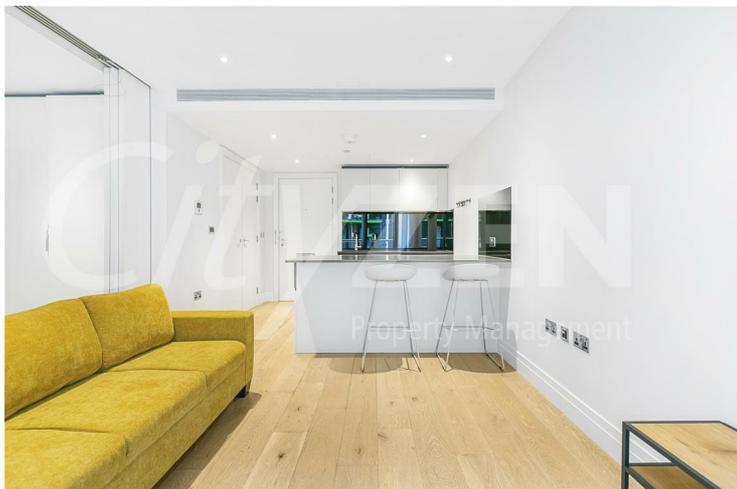


PARTIAL RIVER VIEW

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LIVING AREA



LIVING AREA



LIVING AREA



KITCHEN



LIVING AREA



KITCHEN

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RIVERLIGHT QUAY

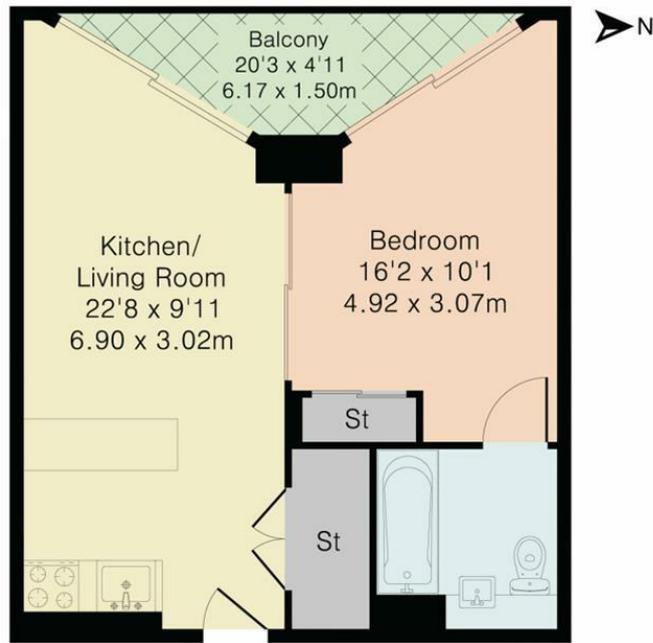


GYM



POOL

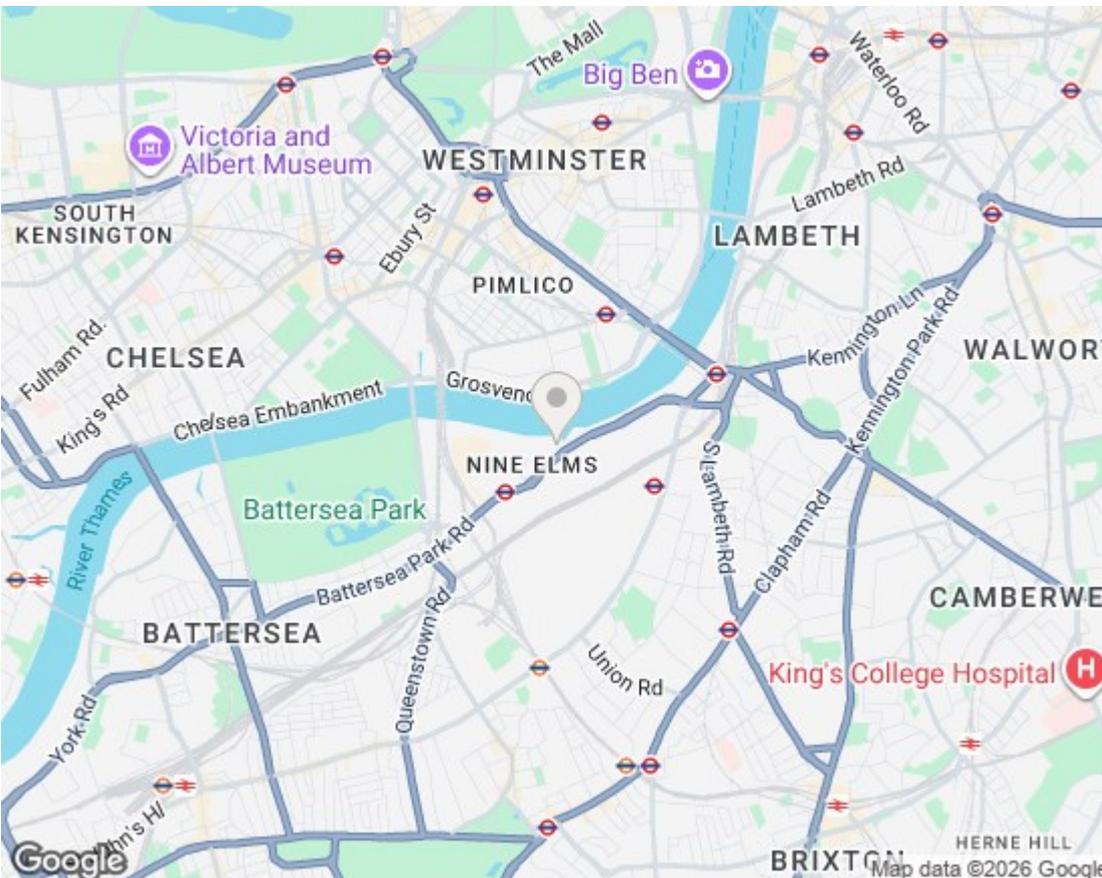
Approximate Gross Internal Area 417 sq ft – 39 sq m



Seventh Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency 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	
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	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.