



1 Riverlight Quay, London  
Nine Elms SW11

GARTONJONES.COM



# 1 Riverlight Quay, London Nine Elms, SW11

£585,000

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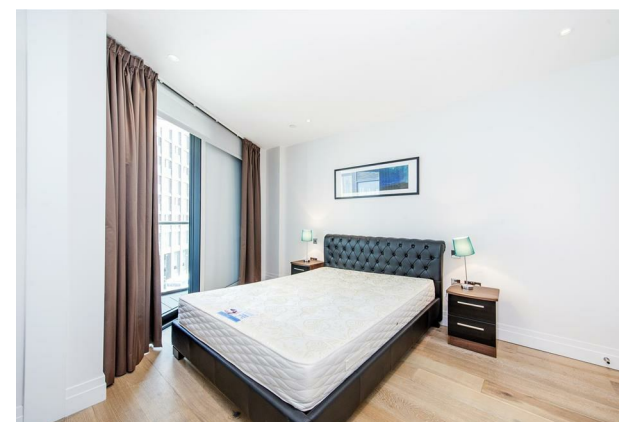
A spacious Manhattan Suite apartment of approx. 439sq.ft (40.80sq.m.) on the 6th floor (with lift) of Riverlight. The property has a double bedroom with a sliding door to an open plan reception room with a smart integrated kitchen, floor to ceiling windows, a luxury bathroom suite and full-width balcony. Riverlight is located on the banks of the River Thames close to Battersea Power Station and residents have the use of some great onsite facilities including a residents health spa with a well-equipped “river view” gymnasium a heated swimming pool, virtual golf, a cinema and digital games room, resident’s lounge, business suite and a 24-hour concierge service. The on-site amenities include the Black Cab Coffee Co, Nine Elms Tavern and Waitrose supermarket. Photos are of a similar property in the development.

Lease: 999 Years

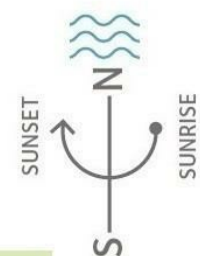
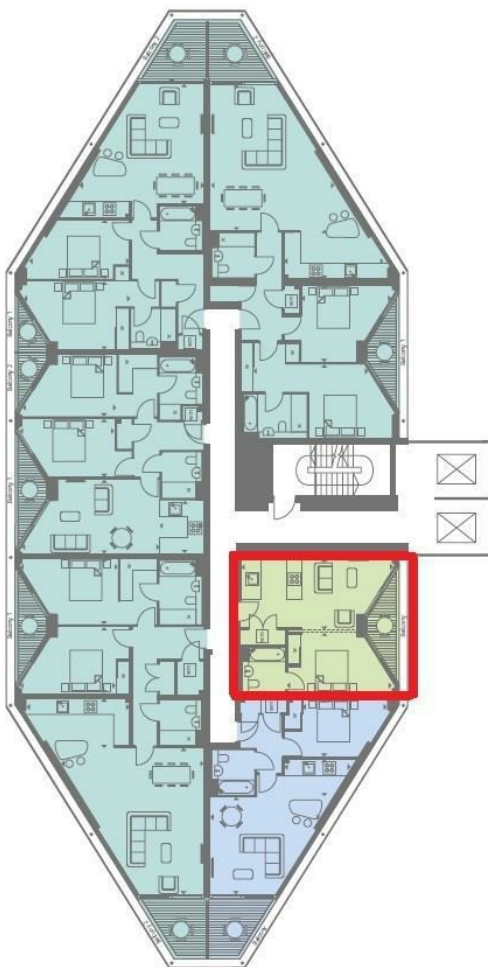
Service charge: Approx £5.80psf pa

Ground Rent : Approx £300pa

- 439sq.ft (40.80sq.m.)
- Manhattan Suite
- Double Bedroom, Luxury Bathroom
- 6th Floor
- Open Plan Reception Room with a Smart Integrated Kitchen
- Balcony
- 24 Hour Concierge
- Residents Leisure Suite with Gymnasium and Swimming Pool
- Cinema, Digital Games Room & Lounge
- Walking Distance to Vauxhall Rail/Tube Station & The Beautiful Green Open Spaces of Battersea Park.



## Thames River



INTERNAL AREA M <sup>2</sup> / SQ FT	40.80 / 439
EXTERNAL AREA M <sup>2</sup> / SQ FT	4.84 / 52
Living / Kitchen	6.89m x 3.24m / 22'6" x 10'6"
Bedroom	4.89m x 2.81m / 16'0" x 9'2"
Balcony	5.46m x 1.50m / 17'9" x 4'9"



