



GARTON JONES

2 Riverlight Quay, London
Nine Elms SW11

GARTONJONES.COM



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Nine Elms, SW11

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£950,000 Leasehold

A spacious 2 double bedroom apartment of approx. 1130sq.ft (105sq.m) on the 1st floor of this development located on the banks of the River Thames in the heart of Nine Elms. The property further benefits from a dual aspect open plan reception room with a smart integrated kitchen, 2 bathrooms (1 en-suite), 2 balconies with a bright South West facing aspect with oblique views of the River Thames. On-site facilities include a residents gymnasium also with river views, a heated swimming pool, Jacuzzi, Sauna, a residents lounge, Cinema, virtual golf, a 24 hour concierge service, Nine Elms Tavern and Waitrose supermarket. Riverlight is well located for access to local shopping facilities and the transport links of Battersea Park, Queenstown Road, Vauxhall and the two new northern line extensions. This property comes with secure underground parking.

Lease: 999 Years

Estimated Service Charge: £6,800 per year

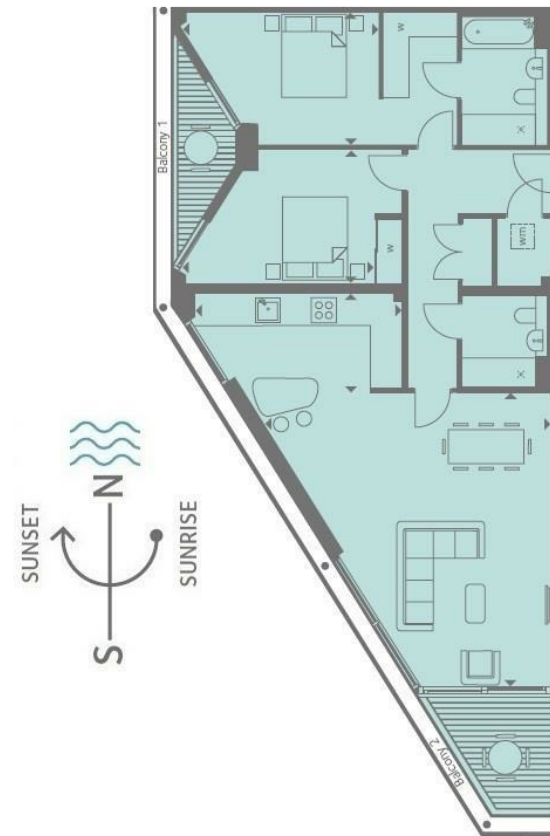
Ground Rent: : £500pa-£750pa

EPC certificate available on request.

- 1130sq.ft (105sq.m)
- 2 Double Bedrooms, 2 Bathrooms (1 En-Suite)
- Dual Aspect Open Plan Reception Room with an Integrated Kitchen
- South West Facing Aspect with River Thames Views
- 2 Balconies
- 24 Hour Concierge
- Secure Parking
- Residents Gymnasium & Health Spa with Heated Swimming Pool
- Close to Local Shopping Facilities
- Shuttle Bus Service to Vauxhall Rail & Tube Station



Thames River



INTERNAL AREA M ² / SQ FT	105.00 / 1130
EXTERNAL AREA M ² / SQ FT	11.59 / 124
Living / Dining	6.96m x 6.91m / 22'8" x 22'6"
Kitchen	4.70m x 2.17m / 15'4" x 7'1"
Bedroom 1	4.48m x 3.11m / 14'6" x 10'2"
Bedroom 2	4.39m x 3.11m / 14'4" x 10'2"
Balcony 1	5.46m x 1.50m / 17'9" x 4'9"
Balcony 2	3.25m x 2.80m / 10'6" x 9'1"

