



## Riverlight Quay, Nine Elms, SW11

Asking Price: £865,000

Benham  
& Reeves



# Riverlight Quay, Nine Elms, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A fabulous river facing flat, set on the eleventh floor of Riverlight Quay. The apartment offers 820 square feet (approx.) of contemporary living space, comprising an open-plan reception room with floor to ceiling windows affording plenty of natural light and access to a south-east facing private balcony. There is a fully integrated modern kitchen with high-end appliances, dining area and utility room. The main bedroom benefits from built-in storage, an en-suite bathroom and an additional private balcony. The further double bedroom also benefits from built-in storage. The apartment features air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

Residents of Riverlight Quay will benefit from the exclusive clubhouse, a sunlit atrium swimming pool and spa, a well-equipped mezzanine, “river view” gymnasium, residents' reception lounge and library, virtual golf, cinema room, digital games room, 24-hour concierge service, on-site restaurants and a Sainsburys supermarket.

Bustling Riverlight is a breath-taking riverfront development which has been activated by the Battersea Power Station project and also includes new retail and F+B brands plus an Apple UK Campus, the new US Embassy and Covent Garden Flower Market. The development is situated just a short walk away from the brand-new Northern line stations, Nine Elms and Battersea Power Station, mainline and bus services with Battersea Park and the river taxi pier also within easy reach.





## Property Features:

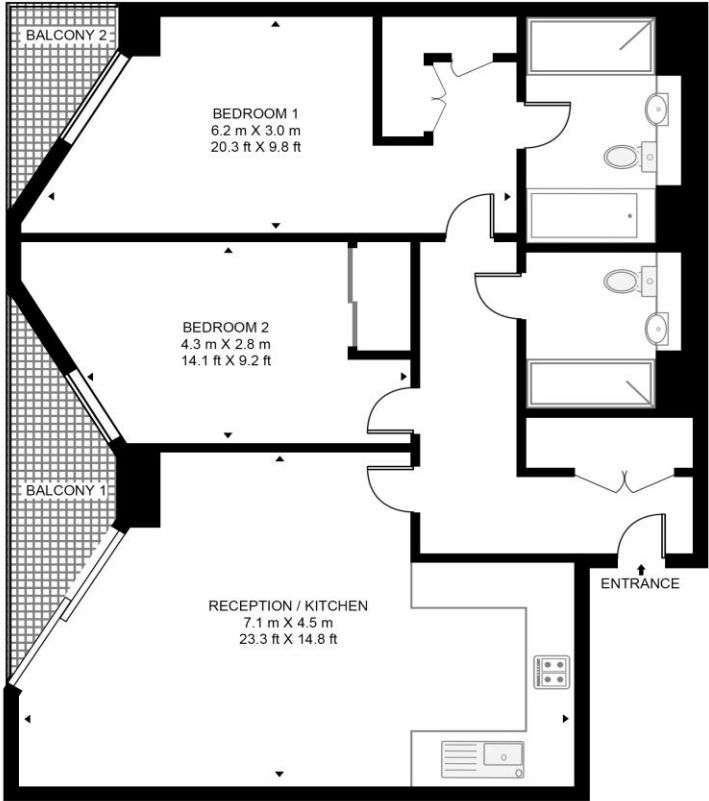
- Two Bedrooms
- Two Bathrooms
- Eleventh Floor
- 841 Square Feet (Approx.)
- 2 Private Balconies with Side River View
- 24-Hour Concierge / Gym / Spa / Swimming Pool / Cinema Room / Virtual Golf and Digital Games Room
- Comfort Cooling/Underfloor Heating
- Battersea Power Station (Northern Line, Zone 1)




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**RIVERLIGHT QUAY**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 841 SQ.FT (78.1 SQ.M)



ELEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£865,000
Tenure:	Leasehold Expires 31/12/3010 Approximately 985 Years Remaining
Ground Rent:	£700.00 (per annum) Next Review: 2027 Increase: By RPI for the relevant year.
Service Charge:	£7,714.00 (per annum) for the year 2025
Anticipated Rent:	£3,500.00 pcm Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW240018

T: 020 3282 3700

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W: [www.benhams.com](http://www.benhams.com)

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