

## 2 Bed Flat In 3 Riverlight Quay , London, SW11 8AY

£845,000





## SHORT DESCRIPTION

Property Ref: 14466 This luxury bright tenth floor apartment with river views in the prestigious St. James Riverlight Development in the heart of the sought after Nine Elms is offered Chain Free Comprises of 2 bedrooms, 2 bathrooms, a utility and storage cupboard as well as a large open plan living room and 2 balconies. The flat is fitted with wooden floors in the lounge/hallway and carpets in the bedrooms with underfloor heating throughout the apartment as well as air cooling. Opting for this Luxury Apartment, the development will offer you the following facilities: - 24 Hour Concierge - High 10th floor bright aspect - Resident's Health Club (Gym, Swimming Pool, Steam room & Jacuzzi, therapy room) - Private Cinema Room and Virtual Golf - Resident's Lounge Access with free wifi - Direct River Views with iconic landmarks London Eye and Houses of Parliament in view. The apartment has Waitrose and Sainsburys supermarkets and a number of restaurants/cafes on its door step and is close to Vauxhall Train/Tube and Battersea Underground Station. Property Type: Flat Full selling price: £845000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 990 Yearly Ground Rent Cost: £700.00 Yearly Management Cost: £7000.00 Council tax band: F EPC rating: B Measurement: 811 sq.ft. Outside Space: Communal Garden Parking: N/A Heating Type: Underfloor Heating, Air Conditioning Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.

2

**Bed Room(s)**

2

**Bath Room(s)**

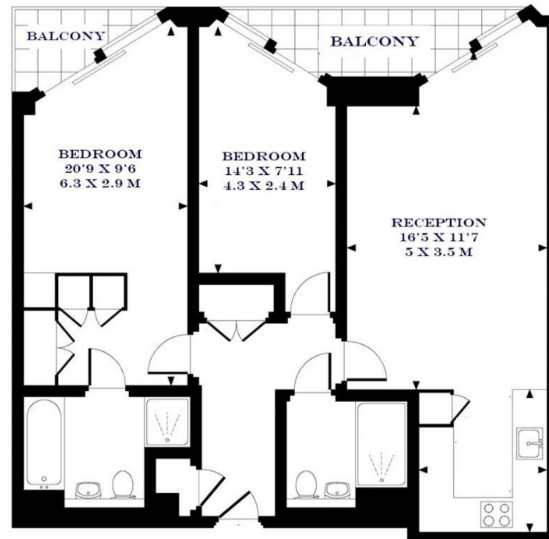
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

**THREE RIVERLIGHT QUAY, NINE ELMS, LONDON**  
**APPROXIMATE GROSS INTERNAL AREA**  
**811 SQ FT / 75.3 SQ M**



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

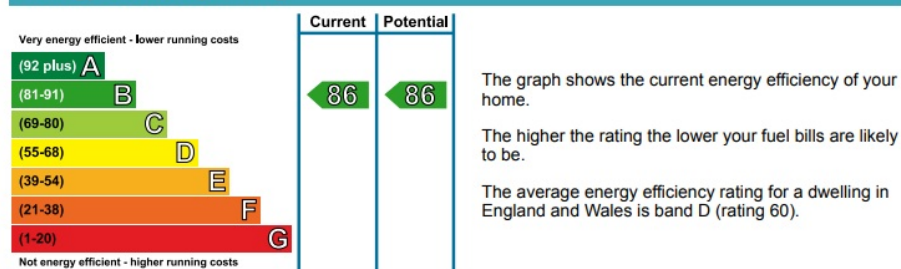
**Estimated energy costs of dwelling for 3 years:** £ 861

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 465 over 3 years	£ 465 over 3 years	
Hot Water	£ 249 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 861</b>	<b>£ 861</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



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