



Nine Elms Lane, SW8

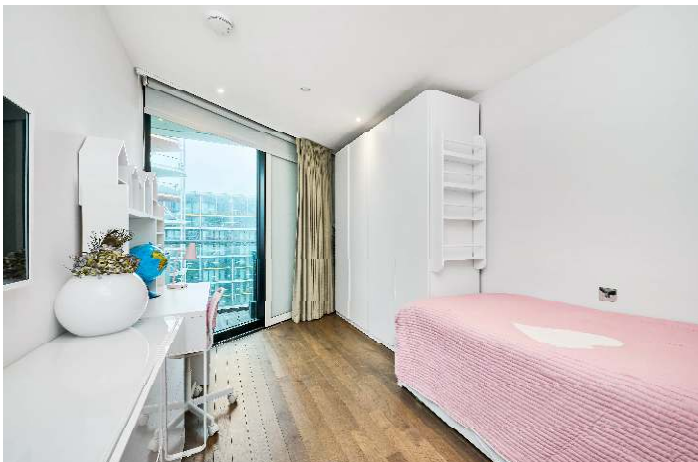
£1,300,000 Leasehold

802 sq ft (75 m²) • 2 double bedrooms • 2 bathrooms •
stunning river views • underground parking • 2 balconies • EPC:

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This stunning two bedroom, two bathroom apartment is situated on the banks of the River Thames within the prestigious Riverlight Quay development.

Located on the twelfth floor, the property comprises of an open plan reception room offering direct access to a generous west facing balcony with a fantastic and direct view of the River Thames. The modern open plan kitchen is fully fitted with high end appliances and offers space for dining. Both bedrooms are generous in size and feature built in wardrobes with the master bedroom also boasting a private balcony, en-suite bathroom and dressing area. The second double bedroom offers access to the main balcony and use of the luxury second bathroom. Presented in stunning condition throughout, the property boasts underfloor heating, comfort cooling and underground parking.

Riverlight Quay is a prestigious development located in the heart of Nine Elms. Residents benefit from a pool, spa, gym, communal gardens, 24 hour concierge, cinema and virtual golf suite. Local transport links are excellent with the newly opened Battersea Power Station underground (Northern Line) close by as well as Vauxhall tube & train station, Queenstown Road and Battersea Park overground stations. The continued regeneration of Battersea Power Station and Nine Elms are a short walk away with Circus Village West offering an abundance of restaurants, bars and cinema.

2 double bedrooms

Approximate gross floor area:
802 sq ft (75 m²)
Includes Cellar or Storage
Space where applicable

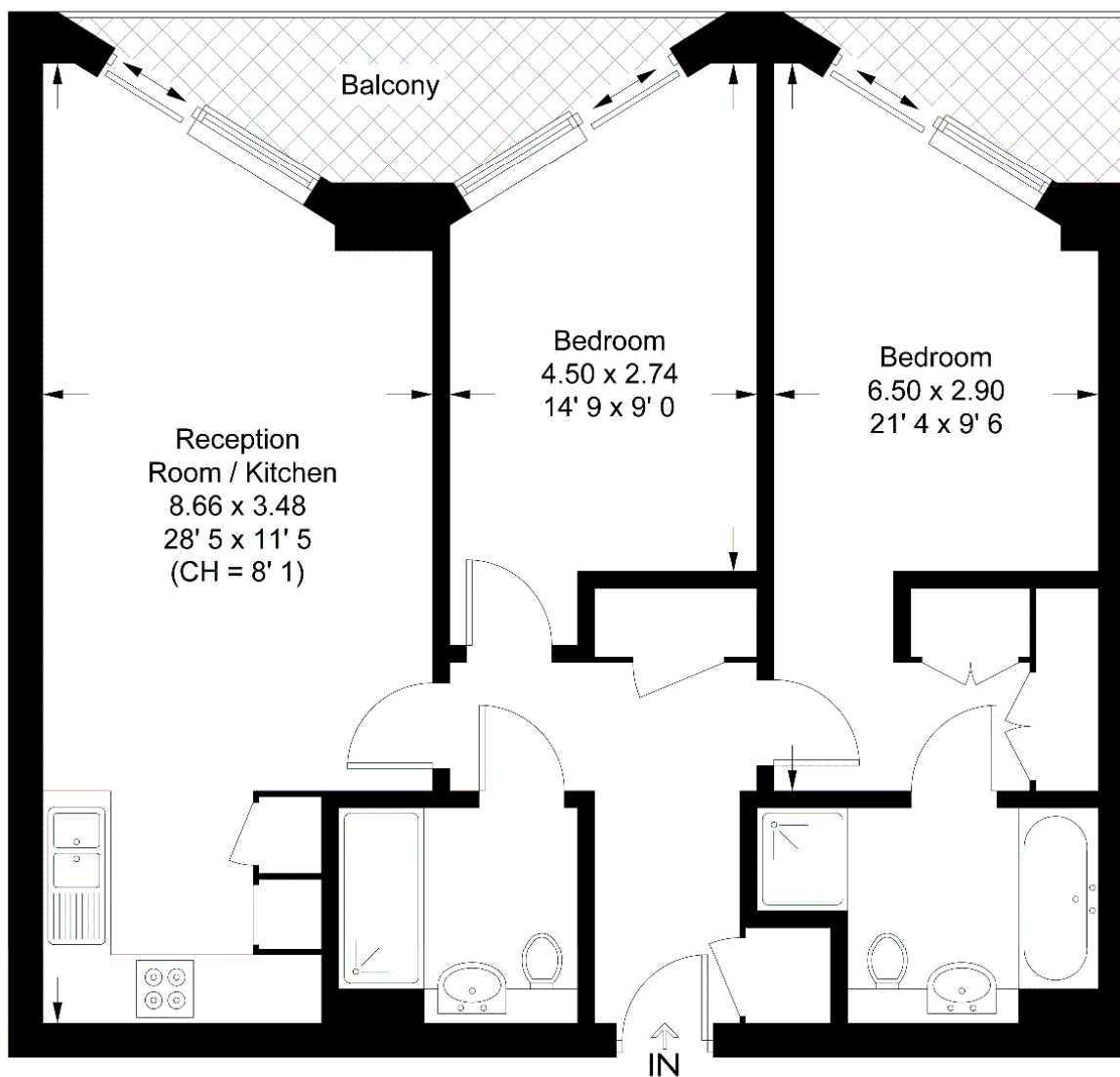
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As defined by RICS code of
measuring practice

This floorplan is representative and for
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advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
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Details Prepared: 29 February 2024

Riverlight Apartments

Approximate Gross Internal Area = 802 sq ft / 74.5 sq m



Twelfth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Good to know

Nearby station: Battersea Power Station
170m (2 mins) (Line of sight)
Gross floor area: 802 sq ft (75 m²)
Local authority: Wandsworth
Council tax band: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
572-100	A		
81-91	B	81	82
64-80	C		
51-63	D		
39-50	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Battersea Park Office

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