



3 RIVERLIGHT QUAY, NINE ELMS

£899,950

**PRIME LONDON**

The best value two bedroom apartment in the entire development. This two bedroom pro style apartment offers 860 sq ft of living space, two balconies and en suite to master, high specification level throughout, comfort cooling and under floor heating. Available for sale with occupation from June.

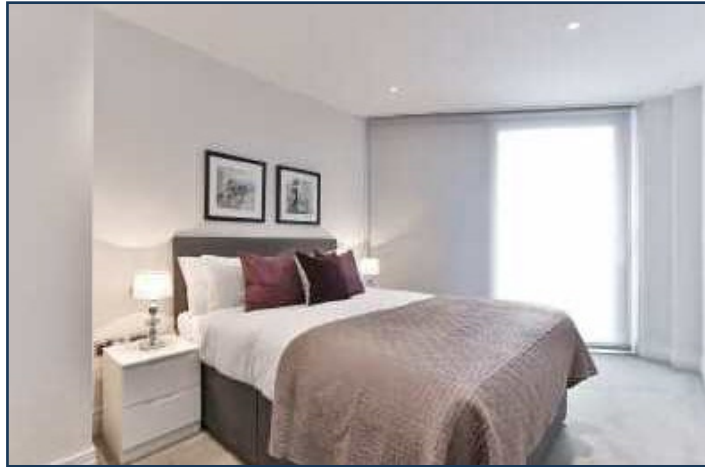
Created by world-renowned architects Rogers Stirk Harbour & Partners. Riverlight consists of six modern and elegant pavilions that have been specifically designed to maximise the sunlight within and optimise the views out. Over 75% of the development is dedicated to open space with the riverfront visible and accessible between each and every building. It offers a riverside walkway and park, private gardens and water features. An exclusive residents Clubhouse offers a unique third space between home and work which to socialise, exercise and be entertained, from a private screening room to virtual golf facilities; a residents club lounge and library and a 15m swimming pool, state-of-the-art gymnasium and spa. Large double-height lobbies feature at the buildings entrance. These lead to smaller more personal floors, with no more than seven apartments per floor, accessed by glass walled elevators that are placed on the outside of each building offering spectacular views of the River and across London.

Riverlight offers a wide range of accommodation with a vibrant mix of leisure and retail facilities at street level, including cafés, bar and restaurant and a crèche.

The residents at Riverlight will benefit from a courtesy service that will run every weekday rush hour between the development and Vauxhall Underground and mainline Stations. There will be 4 car club spaces at the entrance to the development that can be hired on a short term basis, subject to availability.

Available 24 hours a day, all year round, Riverlight will have up to 30 bicycles onsite as part of the Barclays Cycle Hire scheme.

The Photographs shown are of a similar, recently completed apartment in 2 Riverlight Quay







**3 RIVERLIGHT QUAY, NINE ELMS, SW8
FOURTH FLOOR**



INTERNAL AREA M ² / SQ FT	79.86 / 860
EXTERNAL AREA M ² / SQ FT	9.17 / 98
Living / Dining	5.65m x 4.83m / 18'5" x 15'8"
Kitchen	2.84m x 2.50m / 9'3" x 8'2"
Bedroom 1	4.35m x 3.25m / 14'3" x 10'6"
Bedroom 2	3.93m x 2.75m / 12'9" x 9'0"
Balcony 1	3.25m x 2.80m / 10'6" x 9'1"
Balcony 2	2.73m x 1.50m / 8'9" x 4'9"