



**3 RIVERLIGHT QUAY, NINE ELMS**

**£920,000**

**PRIME LONDON**

A brand new fourth floor apartment of 842 sq ft (78 sqm) available beautifully furnished for first time occupation. This apartment offers a sizeable reception with kitchen access, two balconies and en suite plus dressing area to master, high specification level throughout, comfort cooling and under floor heating.

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 benefit from a courtesy service that runs every weekday rush hour between the development and Vauxhall Underground and mainline Stations. There are 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 on-site as part of the Barclays Cycle Hire scheme.







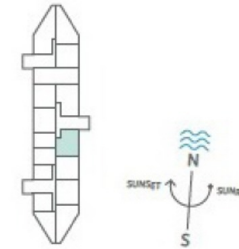
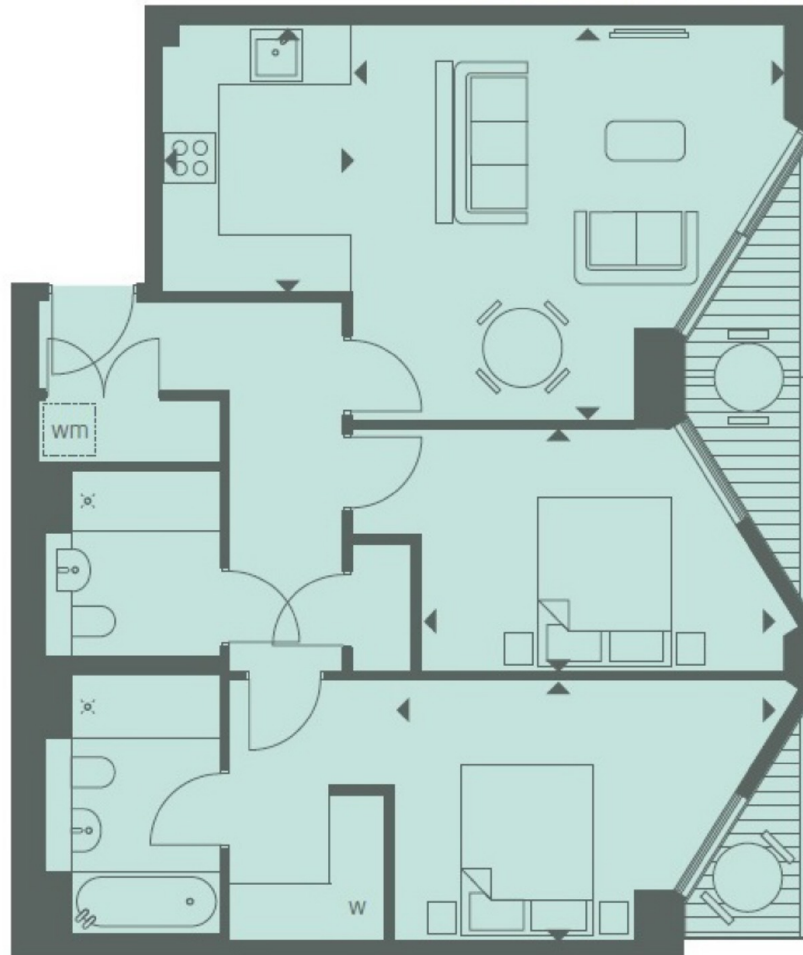
**THE SCHEME!**

- 1 Riverside walk
- 2 Private gardens
- 3 Water feature
- 4 Reflection pools
- 5 Riverside park
- 6 Piazza
- 7 Restaurant
- 8 Cinema & digital games room
- 9 Swimming pool
- 10 Spa
- 11 Fitness suite
- 12 Library & lounge
- 13 136 bed hotel
- 14 Crèche
- 15 Business Suite
- 16 Bar & restaurant
- 17 Retail/Convenience store

- Hard landscaping
- Timber decking
- Lawned areas
- Water features
- River Thames

### 3 RIVERLIGHT QUAY, NINE ELMS, LONDON SW8

#### **FOURTH FLOOR**



INTERNAL AREA M <sup>2</sup> /SQ FT	78.24 / 842
EXTERNAL AREA M <sup>2</sup> /SQ FT	7.26 / 78.1
Living / Dining	4.93m x 4.49m / 16'2" x 14'7"
Kitchen	3.03m x 2.17m / 9'9" x 7'1"
Bedroom 1	4.44m x 2.99m / 14'6" x 9'8"
Bedroom 2	4.13m x 2.78m / 13'5" x 9'1"
Balcony 1	5.46m x 1.50m / 17'9" x 4'9"
Balcony 2	2.73m x 1.50m / 8'9" x 4'9"

