

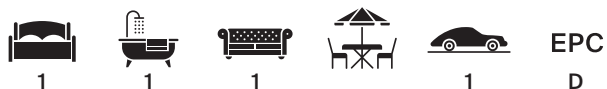


Riverside Court, Nine Elms Lane, London SW8



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This wonderful apartment is arranged over the fifth floor of a residential development situated along the River Thames. The property comprises a recently refurbished Poggenpohl kitchen which has integrated Miele appliances and opens into a spacious river-facing living room. The living room boasts herringbone oak flooring, a feature marble fireplace. There is a large bedroom which benefits from having floor to ceiling built-in wardrobes, and the shower room has Villeroy & Boch sanitary ware. Both the living room and the bedroom boast spectacular views of the River Thames and provide access to a private balcony which can be lit after dark. The property has the added benefit of being sold with a secure allocated parking space which is covered, and the building has a porter.



Guide price: £750,000

Tenure: Leasehold: approximately 995 years remaining

Service charge: £6,948.22 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: E

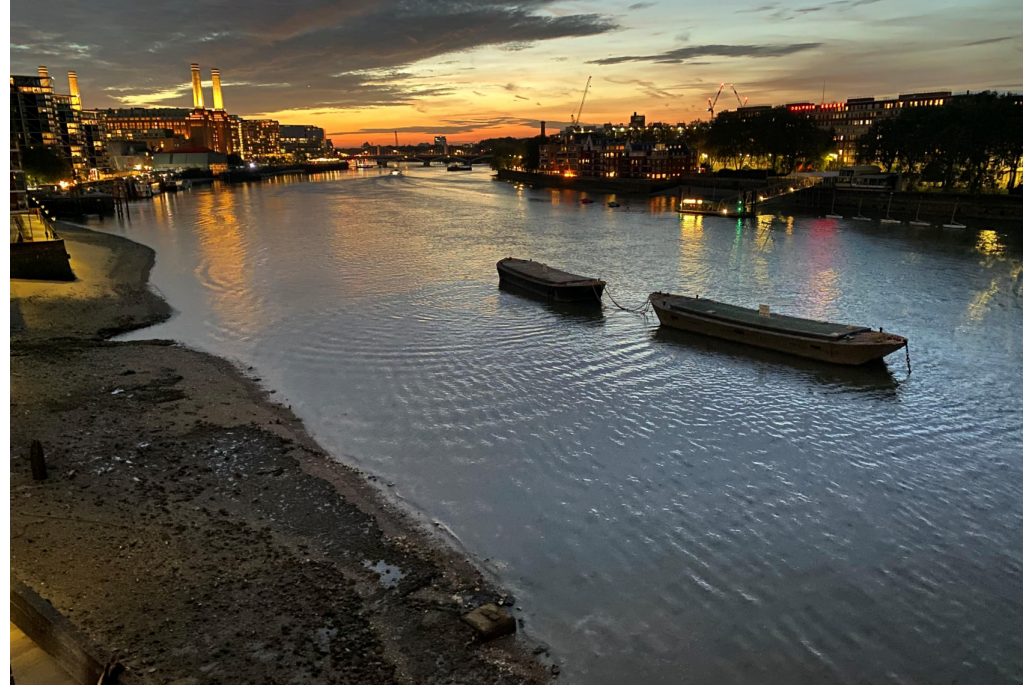




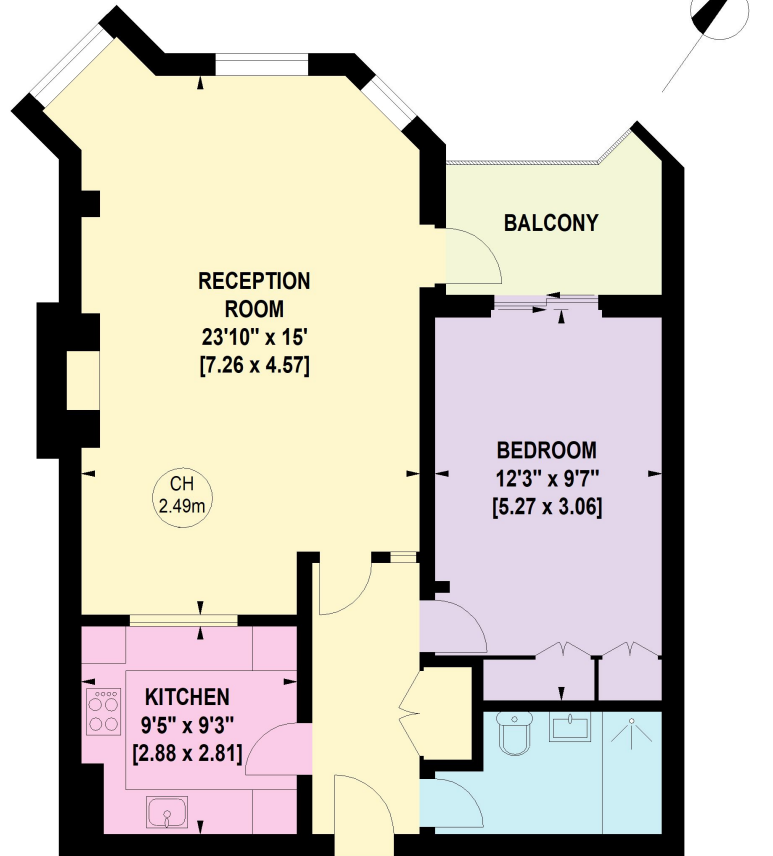
Location

When it comes to transport, the property is conveniently situated within walking distance to the Northern line at Battersea Power Station and Nine Elms underground stations, and the Victoria line and Overground line at Vauxhall station. There are several bus routes along Nine Elms Lane and Uber boat leaves from the nearby St George Wharf pier, which you can take to a number of popular London locations, Canary Wharf and Greenwich to name a few. The apartment benefits from being close to the shops and eateries in the Embassy Gardens and Battersea Power Station developments.





Key :
CH - Ceiling Height



**Riverside Court,
Nine Elms Lane, SW8**
Approximate Gross Internal Area : 69.49 Sq. metres
748 Sq. feet

FIFTH FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Battersea & Riverside Sales
346 Queenstown Road
London
SW11 8BY
knightfrank.co.uk

We would be delighted to tell you more
Sian-Louise Tangney
020 3866 2938
sianlouise.tangney@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated October 2023. Photographs and videos dated October 2023.
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