Elm Quay Court
Vauxhall SW8

Enjoy uninterrupted views of the River Thames from this stunning two bedroom duplex with Share of Freehold. There is a good sized private balcony, an allocated underground parking space, residents' pool, jacuzzi, gym, sauna and concierge. Finished impeccably throughout, it features a spacious modern kitchen with breakfast bar which is open plan with the reception and dining area. The two contemporary double bedrooms are both en-suite. There is a utility room and a separate downstairs WC and basin. The apartment is fitted with pre-wired ceiling speakers and cat6 high speed data sockets. One of the true delights of the property are the views of The Thames, bridges and city skyline enjoyed from the private balcony. Elm Quay Court is perfectly placed to enjoy "front row" river views and enjoy the bright future of Nine Elms' burgeoning riverside area. Convenient for Westminster, Pimlico and the cultural attractions of The South Bank, transport options are excellent. The apartment is less than a quarter of a mile walk from the brand new Nine Elms or Battersea Power Station underground stations (Northern line) and less than half a mile from Vauxhall's transport hub, that provides regular Victoria line services and rail services into and out of London Waterloo.

KEY FEATURES

Stunning two bedroom en suite apartment

Good sized private balcony

The interior is finished to the highest standard throughout

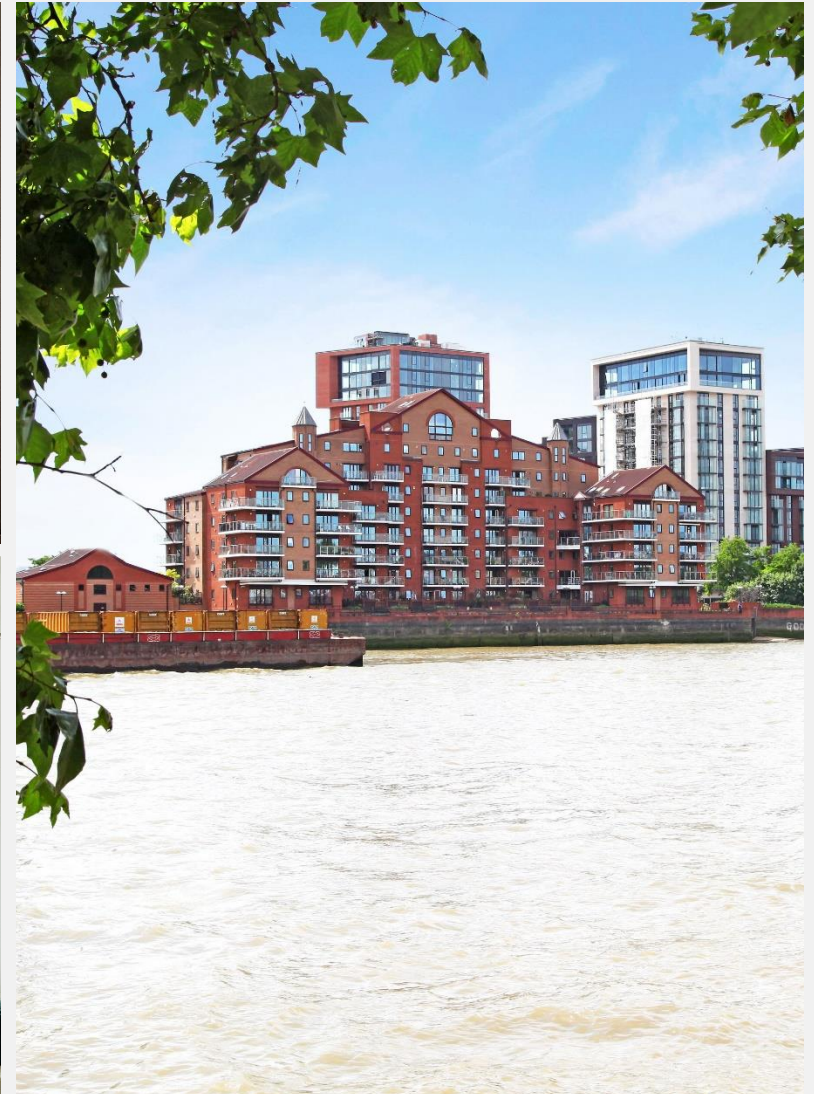**Pre-wired ceiling speakers and cat6 sockets**

Access to residents' gym, swimming pool, jacuzzi, sauna and concierge service

Allocated underground parking space

Council Tax: Band G - £2,045.92 per year approx.

Service charges: £8,803 per year approx. including sinking fund

Lease length: 966 years remaining

RIVER**HOMES**

Central London Branch
Tintagel House
92 Albert Embankment
SE1 7TY

020 7407 8000
www.riverhomes.co.uk

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 | B	83 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: London Borough of Wandsworth

Internal area: 1,108 sq. ft. / 103 sq. m.

Garden area: Balcony

No. of bedrooms: 2

Balcony

Living/Dining Room
17'11" x 11'9"
(5.47m x 3.57m)

Kitchen
17'10" x 16'3"
(5.43m x 4.94m)

Second Floor

WC
6'6" x 4'3"
(1.99m x 1.30m)

N

Bedroom
16'11" x 7'9"
(5.15m x 2.37m)

En-suite

Master Bedroom
13'0" x 9'0"
(3.96m x 2.76m)

W.I.C
12'9" x 3'3"
(3.88m x 0.98m)

En-suite
12'6" x 6'4"
(3.81m x 1.92m)

Storage
5'5" x 4'8"
(1.65 x 1.43)

Third Floor