

# RIVERHOMES

Riverside Court  
Vauxhall SW8

£900,000  
Leasehold



## Riverside Court Vauxhall SW8

This unusually spacious and bright riverside apartment with secure parking in this established low-rise development is opposite the US Embassy in Nine Elms. On the second floor, with full lift access, it enjoys uninterrupted views of and along the River Thames. Comprising approx. 1,160 sq. ft., this property benefits from three double bedrooms, two bathrooms, a large reception room with panoramic views and a separate integrated kitchen. Additionally, there is wooden flooring and good storage throughout. Riverside Court is close to local amenities

including Waitrose, the Nine Elms Tavern, Black Cab Coffee company and various restaurants at nearby St George Wharf. The transport links of Vauxhall are ten minutes' walk, whilst the Thames Clipper Wharf and both Battersea Power Station and Nine Elms underground stations are just a short stroll away.

### KEY FEATURES

**3 bedrooms**

**2 bathrooms**

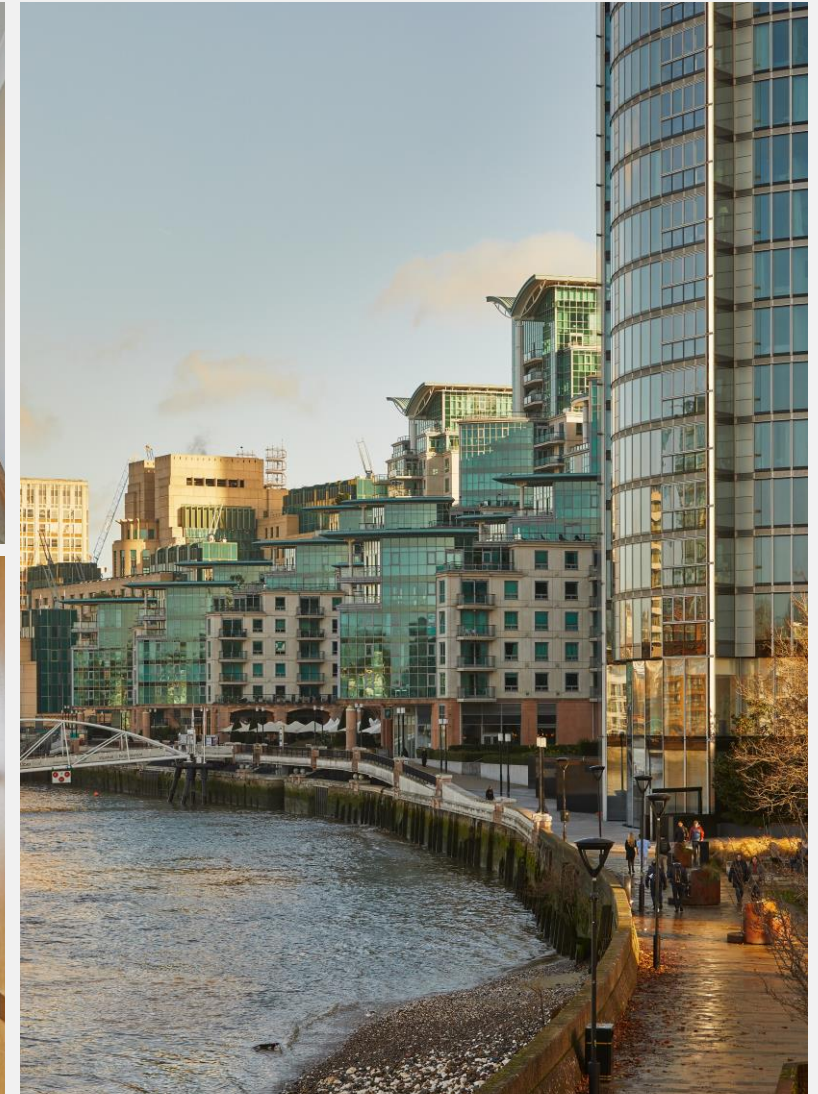
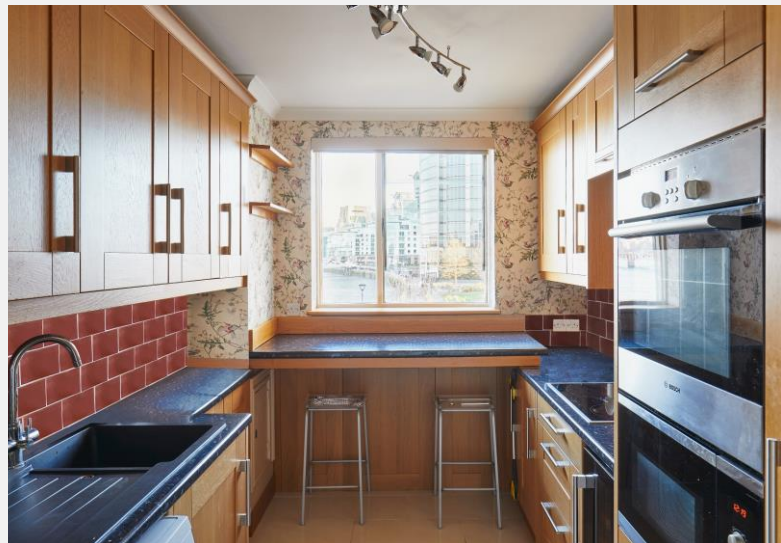
**Reception room with panoramic views**

**Separate integrated kitchen**

**Full lift access**

**Secure parking**

**Excellent transport links**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	1,168 sq. ft. / 108.00 sq. m.
<b>Leasehold term:</b>	125 years from 25 December 1980
<b>Service charge:</b>	£8,000.00 per annum approx.
<b>Council tax:</b>	£1,297.00 per annum approx.
<b>Council tax band:</b>	F

