



## 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**

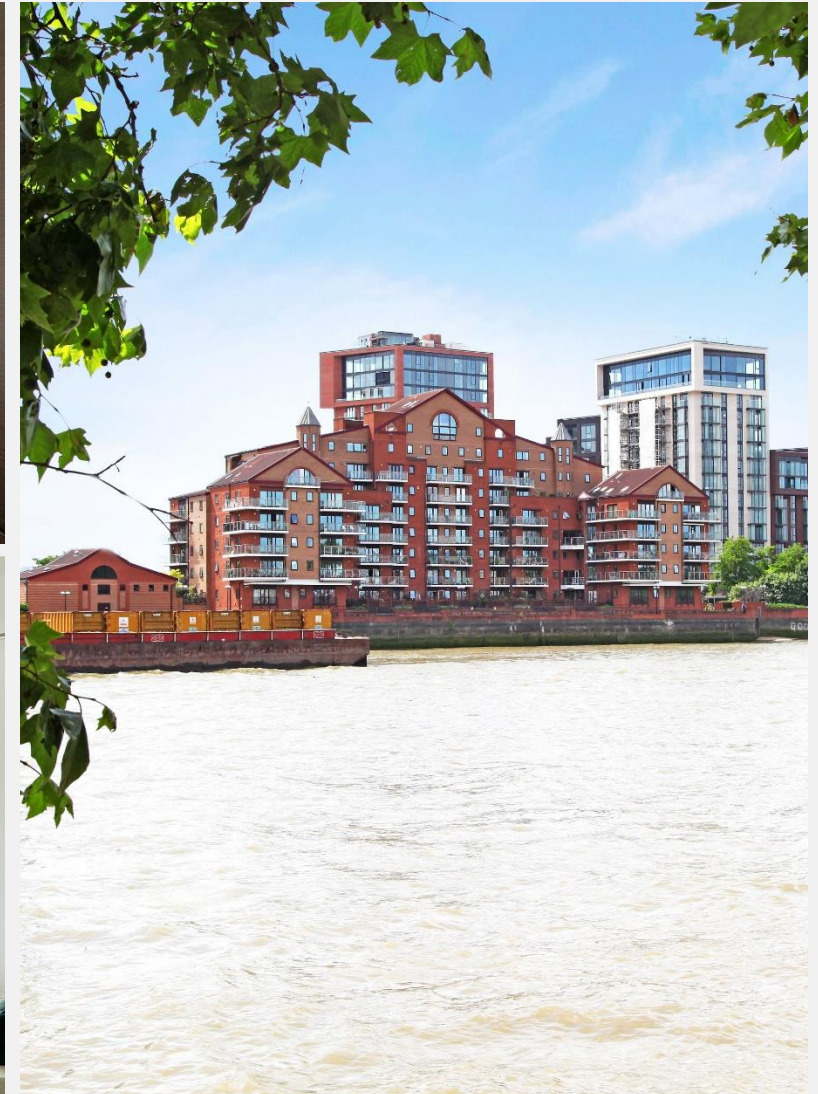
**Access to residents' gym, swimming pool, jacuzzi, sauna and concierge service**

**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**





## 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

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	1,108 sq. ft. / 103 sq. m.
<b>Garden area:</b>	Balcony
<b>No. of bedrooms:</b>	2

