

RIVERHOMES

Elm Quay Court
Vauxhall SW8

£2,750 per month
Furnished



Elm Quay Court Vauxhall SW8

Set within the sought-after riverside development of Elm Quay Court in Nine Elms, this spacious raised ground-floor apartment offers a considered balance of generous interior proportions, private outdoor space, and a direct connection to life on the River Thames.

The river forms a constant presence throughout the apartment, with views enjoyed from the reception room, separate fitted kitchen, and double bedroom. The reception room provides a generous setting for everyday living, while the bedroom offers a quieter retreat. Both spaces open directly onto a large private terrace, creating an easy transition between inside and out. With the river as its backdrop, the terrace is a natural place for morning coffee, outdoor dining or watching the changing light and movement along the water.

KEY FEATURES

Spacious one-bedroom riverside apartment

Private terrace with river views

Direct terrace access from reception room & bedroom

Residents' swimming pool & gymnasium

Less than 0.5 miles from Vauxhall Station

Fully furnished & available immediately

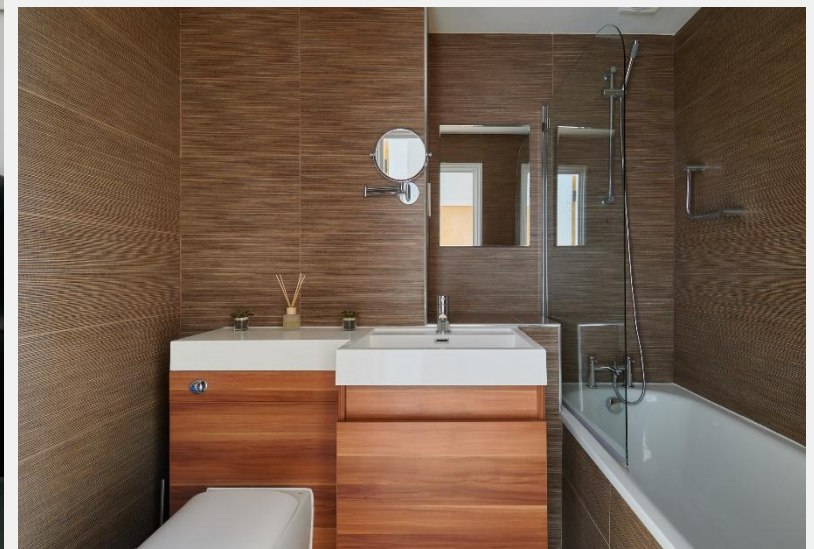


A communal swimming pool and gymnasium add to the appeal of the development, alongside the convenience of an on-site development manager. Beyond the grounds, Nine Elms offers a distinctive stretch of riverside London, where the Thames Path provides a setting for walking, running and cycling along the water. The surrounding neighbourhood brings together contemporary riverside living, waterside walks and an evolving collection of cafés, restaurants and cultural destinations.

Vauxhall Station is less than half a mile away, with Underground and rail connections, while local bus routes provide convenient access across Central London.

Available immediately and offered fully furnished.





ENERGY PERFORMANCE CERTIFICATE

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

KEY INFORMATION

- Local authority:

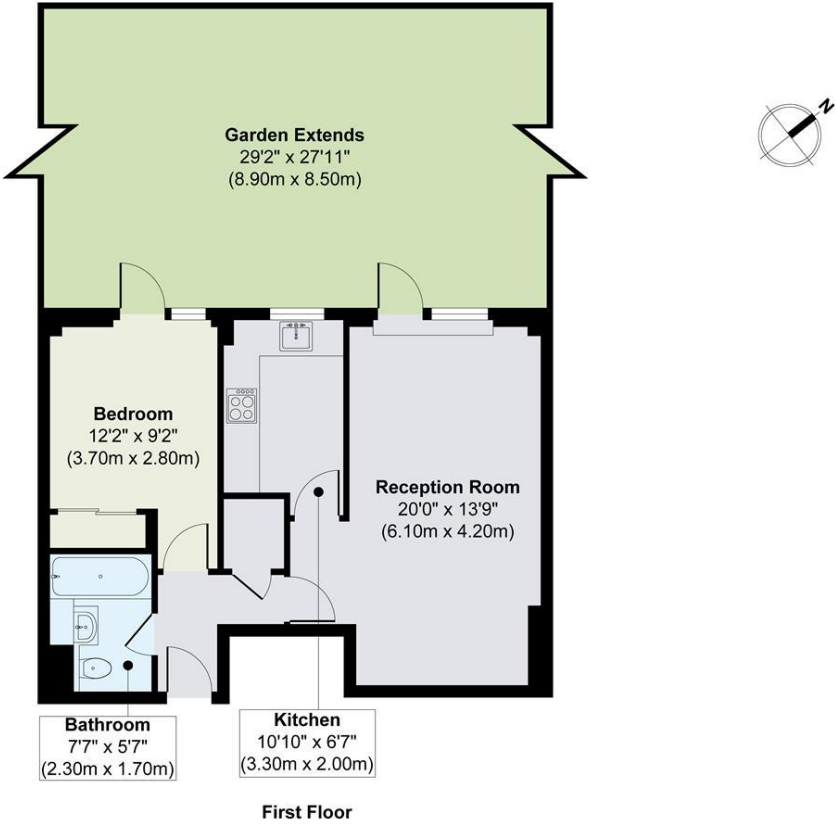
London Borough of Wandsworth
- Internal area:

527 sq. ft. / 49 sq. m
- Garden area:

Garden Extends
- No. of bedrooms:

1

ELM QUAY COURT, NINE ELMS SW11



Approx. Gross Internal Floor Area 527 sq. ft / 49.00 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.