



# Elm Quay Court, Nine Elms Lane, Nine Elms, SW8

Asking Price: £1,300,000

 Benham  
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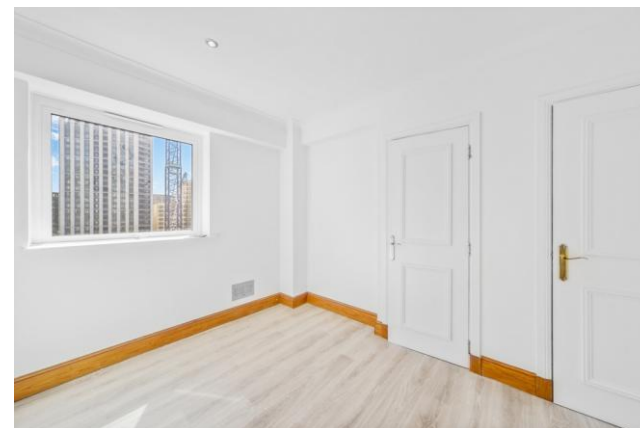
# Elm Quay Court, Nine Elms Lane, Nine Elms, SW8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A well-presented riverside penthouse set within the sought-after Elm Quay Court development, offering bright and spacious accommodation with direct river views and a private terrace. The property features a generous reception flooded with natural light and opening onto a riverside private terrace with stunning views along the Thames and an office space. The living space is ideal for both entertaining and everyday living, complemented by a well-appointed separate kitchen.

The principal bedroom benefits from fitted storage, a large window allowing plenty of natural light and an en-suite bathroom. The second and third bedrooms also benefit from fitted cupboards and share a bathroom. The apartment also offers air conditioning, an additional WC, and an underground parking space.

Elm Quay Court is a well-regarded riverside development, ideally located for access to local amenities, transport links, and the vibrant lifestyle offered along the Thames Path. The apartment's elevated position provides a peaceful setting while remaining conveniently connected to central London and is only a short walk from Battersea Power Station with its many amenities, tube line and river bus connections.





## Property Features:

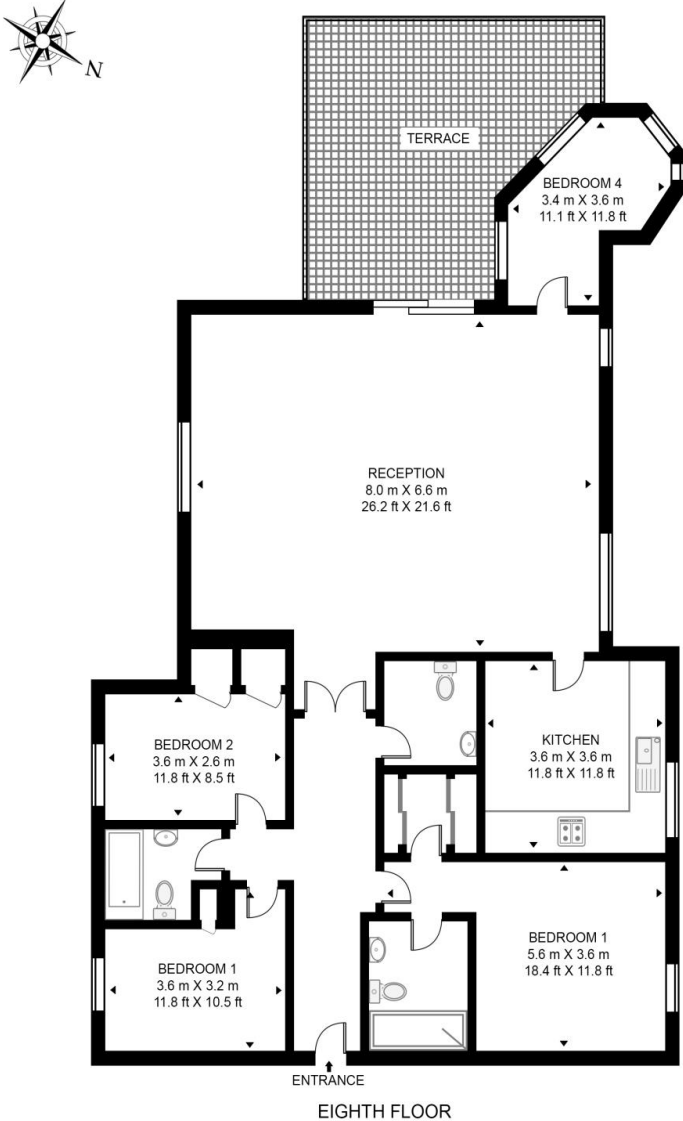
- Stunning River Views Penthouse
- Three Bedrooms
- Two Bathrooms
- Guest WC
- 1,490 Square Feet (Approx.)
- Private Terrace Overlooking the Thames
- Secure Underground Parking Space
- Residents' Swimming Pool, Gym & Sauna
- Concierge Service
- Vauxhall Underground Station (Zone 1)



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**ELM QUAY COURT, NINE ELMS LANE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1490 SQ.FT (138.4 SQ.M)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £1,300,000   |
| Tenure:           | Leasehold<br>Ask Agent   |
| Ground Rent:      | £1.00 (per annum)<br>Peppercorn                                      |
| Service Charge:   | £15,069.42 (per annum)<br>for the year 2026, including reserve funds |
| Anticipated Rent: | £4,500.00 pcm<br>Approx. 4.2% Yield                                  |

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NWH250090

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Singapore | South Africa | Turkey

