



1 Exchange Gardens, London  
SW8

GARTONJONES.COM



# 1 Exchange Gardens, London , SW8

£895,000

\*EWS1 COMPLIANT\* A very spacious 1-bedroom apartment in KeyBridge Tower, comprising 672sq.ft (62sqm) located in one of the UK's tallest brick tower and offering spectacular views across the city and beyond. This apartment comprises an open plan reception room, smart integrated kitchen, large bedroom, good storage throughout, and a luxury bathroom suite. Residents enjoy 24-hour concierge service, state of the art gymnasium, 15 metre swimming pool, KeyBridge Club Lounge. You are located close to Nine Elms Sainsbury's superstore, within easy reach of many other shops and local restaurants as well as the transport links of Vauxhall including rail, tube, bus, taxi, and river boat services as well as the new Nine Elms Tube Station.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band E (London Borough of Lambeth)
- Leasehold: 995 Years Remaining
- Service Charges: Approx. £3,000 per annum
- Ground Rent: £250 per annum
- EPC Rating B (85)

- EWS1 COMPLIANT
- 672sq.ft (62sq.m)
- South Facing
- 1 Double Bedroom
- Open Plan Reception with Modern Integrated Kitchen
- Stunning Views
- 24 Hour Concierge
- Gym
- Swimming Pool
- Moments from Nine Elms & Vauxhall Stations

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