



1 Exchange Gardens, London
SW8

GARTON JONES.COM



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£2,300,000 Leasehold

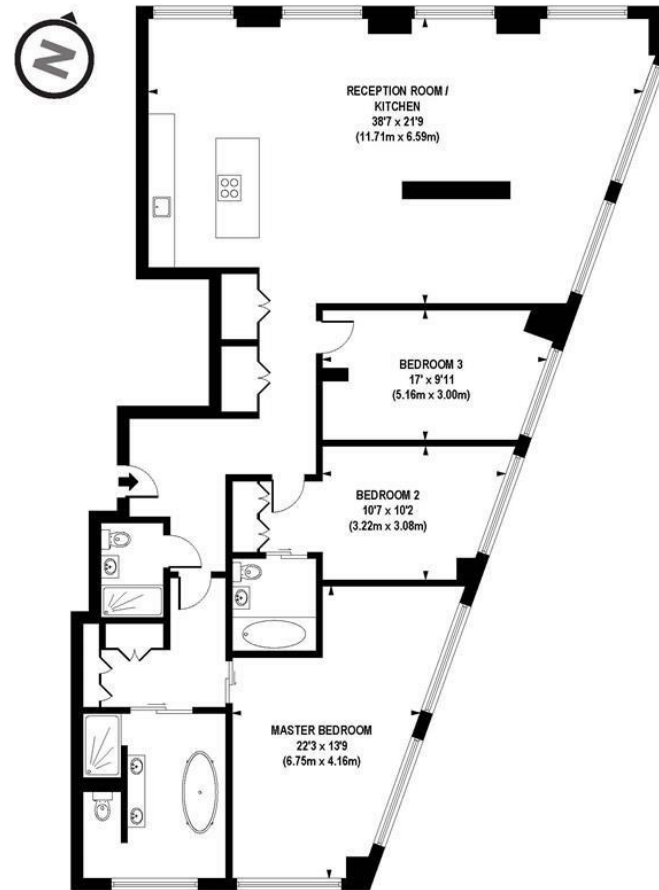
EWS1 COMPLIANT A stunning triple aspect apartment comprising 3 double bedrooms offering 1,880sq.ft (174.63sq.m) of living space and has panoramic views stretching across London available in KeyBridge Tower. This apartment includes secure underground parking & further benefits from an open plan reception room, a modern integrated kitchen, good storage, utility cupboard, 3 luxury bathrooms (1 en-suite) and walk-in wardrobe in the master bedroom. Residents will enjoy 24-hour concierge service, state of the art gymnasium, 15 metre swimming pool and the Keybridge Club Lounge. Conveniently located for all the shopping and transport services of Vauxhall and Nine Elms Stations with Battersea Power Station also a short walk away providing access to further shops, restaurants, and bars.

- 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
- Leasehold: 995 Years Remaining
- Service Charges: Approx. £8,000 per annum
- Ground Rent: £850 per annum
- Council Tax Band H (London Borough of Lambeth)
- EPC Rating B (85)

- EWS1 COMPLIANT
- 1,880sq.ft (174.63sq.m)
- Panoramic Views Across London
- 3 Double Bedrooms
- Open Plan Reception with Modern Integrated Kitchen
- Secure Parking
- 24 Hour Concierge
- Gym
- Swimming Pool
- Moments from Nine Elms & Vauxhall Stations



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1880 sq. ft / 174.63 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

