

1 Exchange Gardens, London SW8

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£625,000 Leasehold

A well-presented, bright, and spacious 1 bedroom apartment comprising 610sq.ft (56sq.m) available for sale in Keybridge Tower, a popular residential development completed in 2019. This amazing property has an open plan reception room, a smart integrated kitchen, large bedroom with fitted wardrobes, good storage throughout, Juliette style balconies with far reaching roof top views and a luxury bathroom suite with utility cupboard housing a washing machine. Residents enjoy a 24-hour concierge service, state of the art gymnasium, 15 metre swimming pool and access to the Keybridge Club Lounge. Keybridge also benefits from an on-site Gail's Bakery and is a short walk from both Nine Elms & Vauxhall Stations providing very easy access across London.

*Please note the property is currently Tenanted until March 2025 generating a rent of £2,816.67pcm and producing a Gross Rental Yield of 5.41%. The property is owned by a director of Garton Jones Estate Agents. This information is provided in accordance with transparency requirements and to ensure full disclosure.

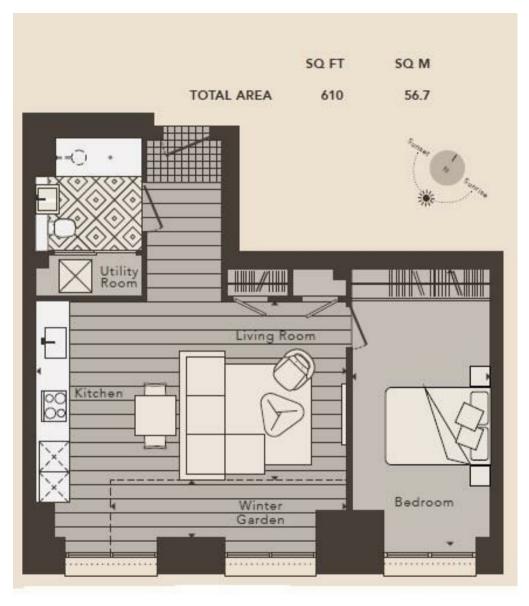
Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Underfloor Heating Broadband & Mobile Signal: Check Coverage via Ofcom Parking: No Parking Lift Access Building Safety: EWS1 Available on request Council Tax Band E (London Borough of Lambeth) Leasehold: 993 Years Remaining (999 years from 1 January 2018) Service Charges: £3,226.98 per annum (payable 6 monthly) Ground Rent: £500 per annum (payable 6 monthly) EPC Rating B (85)

- · 1 Bedroom
- · 610sq.ft (56sq.m)
- · Open Plan Reception
- · Southeast Aspect
- · Fantastic Rental Investment
- · Floor to Ceiling Windows
- · 24 Hour Concierge
- · Residents Gym
- · Swimming Pool
- · 0.3 Miles from Vauxhall Station





EPC certificate available on request.



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