



1 Exchange Gardens, London
SW8

GARTON JONES.COM



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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.



