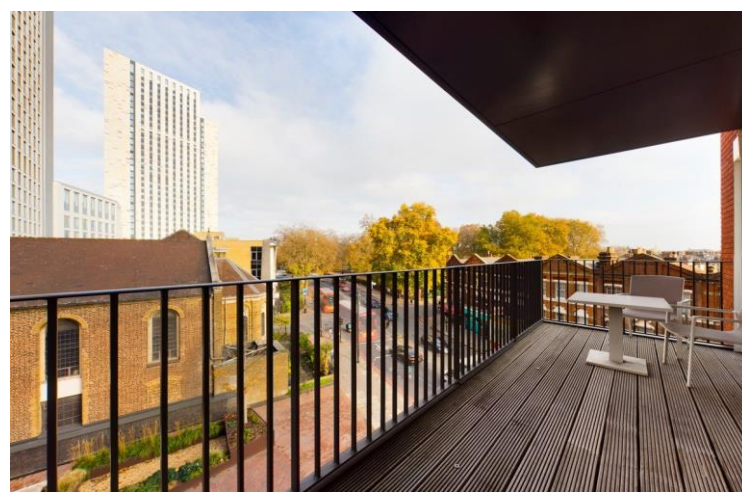




Exchange Gardens
London, SW8

CHESTERTONS





The property finished to an incredible standard and the development also offers fantastic facilities for residents. After entering the property you will walk down the wide hallway to the spectacular dual aspect reception room with its many windows that flood the room with natural light. The property has a beautiful modern kitchen with built in appliances and an abundance of work surface and storage space.

The apartment has two large double bedrooms, the largest being the master that benefits from a large en-suite bathroom and built in wardrobe. The second bedroom also has built in wardrobes and is serviced by the modern family shower room that's located off the hallway, also located in the hallway are two large storage cupboards. The development has excellent facilities for residents including 24 hours concierge, pool/sauna, residents lounge and gym.

Exchange Gardens is located within 0.3 miles of Vauxhall station (Zone 1) offering Underground services and National Rail links. Locals can also make use of the fabulous facilities in Nine Elms and around the famous PowerStation such as the bars, restaurants and designer shops. Open spaces such as Vauxhall Park, Vauxhall City Farm, and Battersea Park are close by and popular shopping and entertainment hubs such as Oxford Circus and Leicester Square can be reached in under 15 minutes.

- Two bedrooms
- Large Private Balcony
- Two bathrooms
- Excellent Location
- Fantastic development facilities

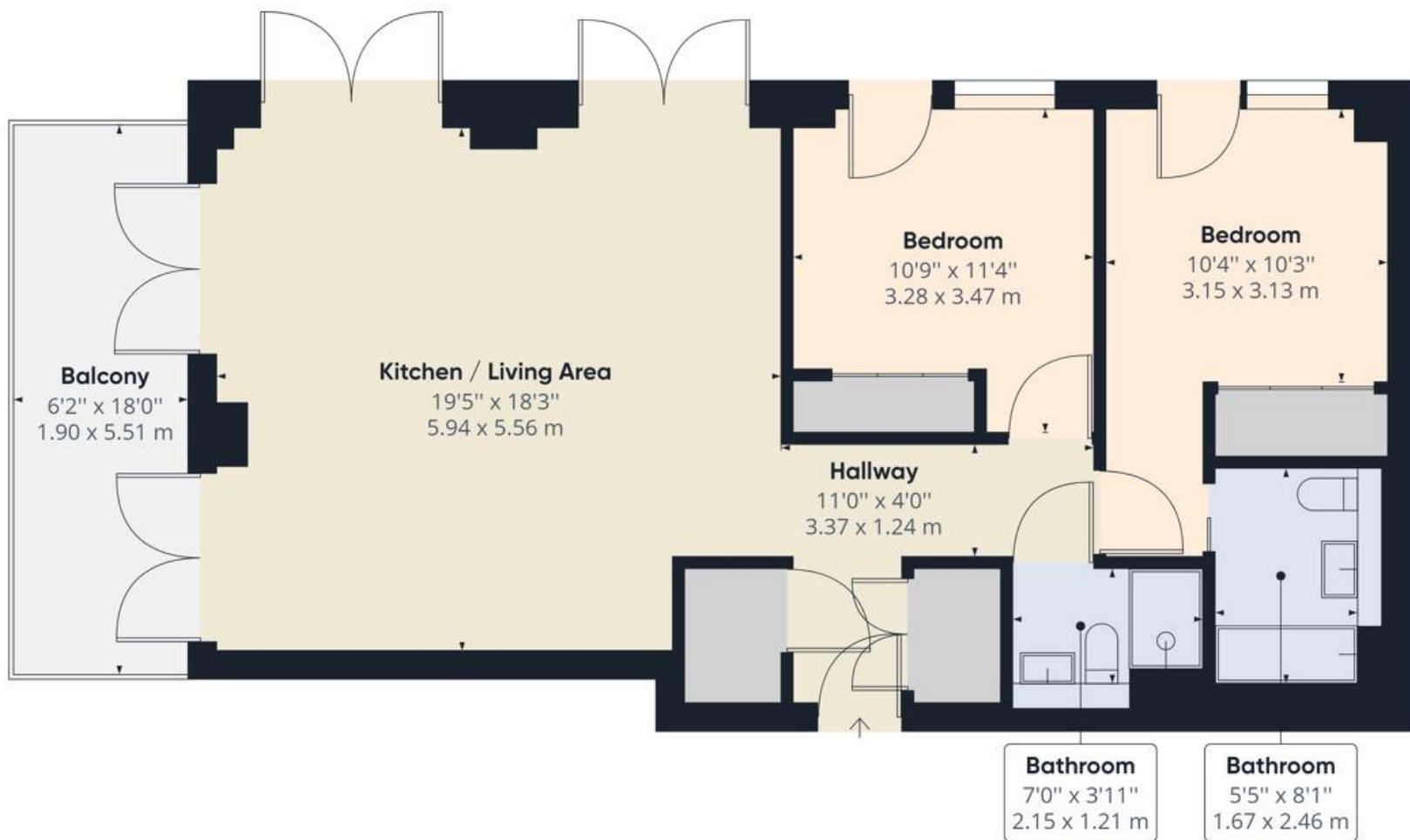
Asking Price £950,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B	85	85
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 991 years 10 months
Service Charge: £5390
Ground Rent: £650
Local Authority: London Borough Of Lambeth
Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

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Approximate total area⁽¹⁾
817.71 ft²
75.97 m²

(1) Excluding balconies and terraces

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