



## 1 Exchange Gardens London

Boasting panoramic views this stunning two bedroom, two bathroom apartment is available to purchase in the sought after Keybridge development, located next to Nine Elms and Vauxhall stations. Arranged over a high floor the property offers an open plan kitchen and reception area featuring floor to ceiling windows filling the property with natural light.

The residents will have access to all the luxurious facilities; including gym, swimming pool, lounge space and 24 hour concierge.

Approx. 9943years remaining on lease  
Ground rent amount: Ask Agent

**Asking Price £1,250,000**

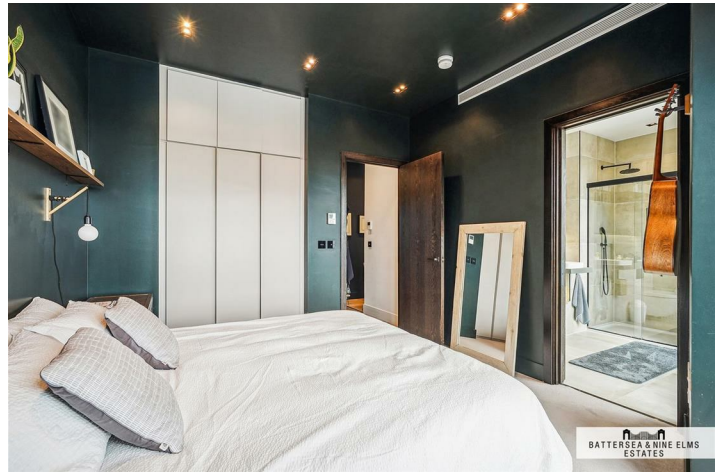
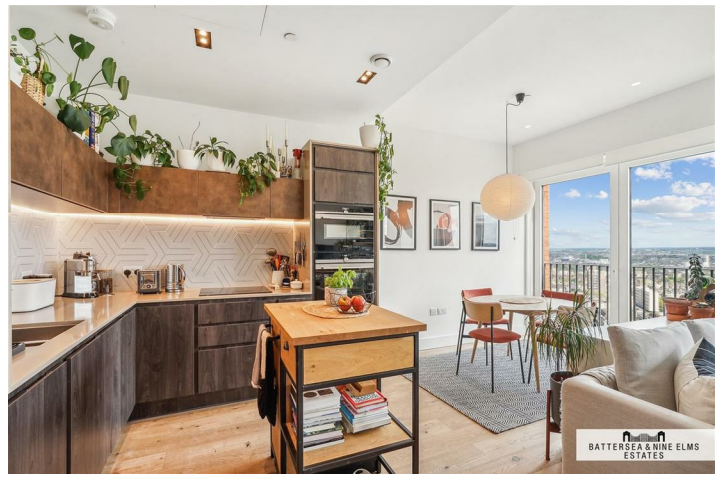
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- Comfort cooling
- 24 hour concierge
- Two double bedrooms
- Swimming pool & gym
- Siemens appliances
- Moments to Zone 1 transport links



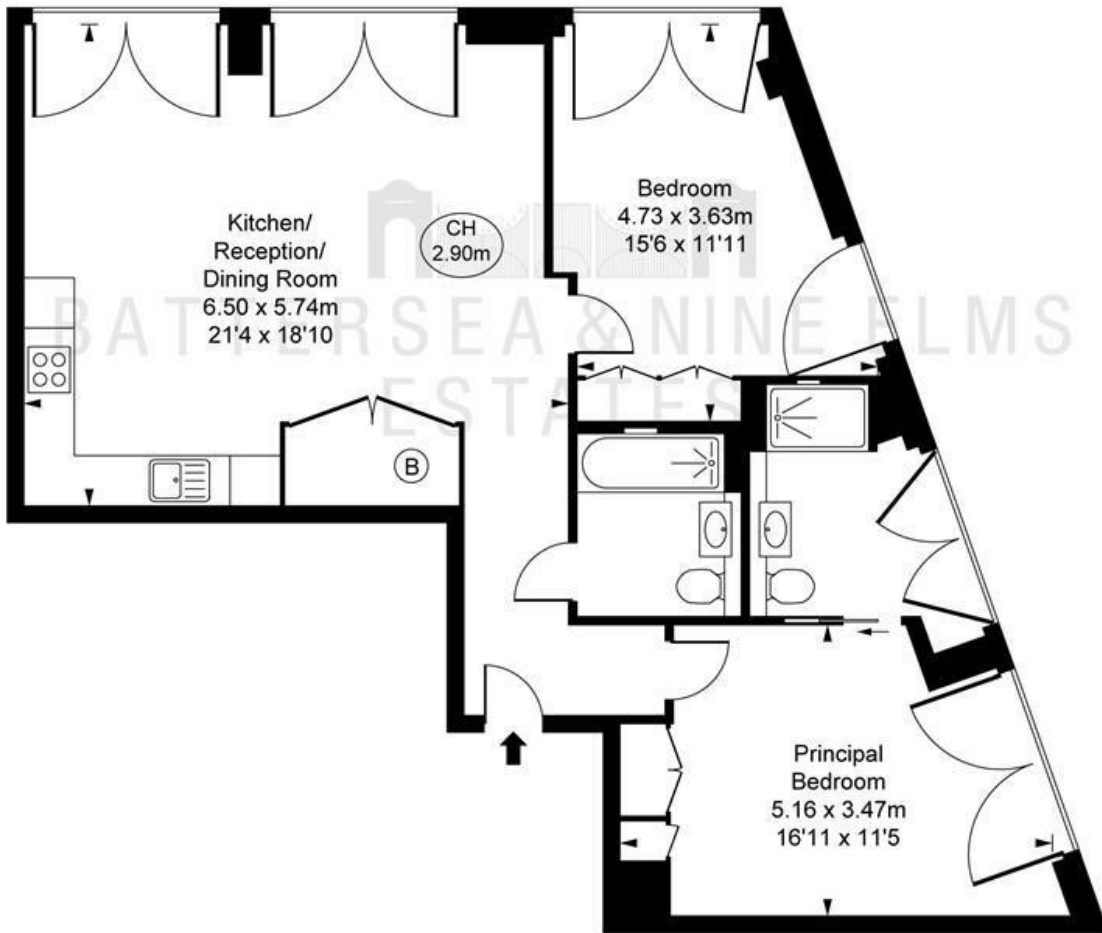
[Directions](#)



Keybridge Tower,  
Exchange Gardens, SW8

Approximate Gross Internal Area  
83.65 sq m / 900 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	85	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	