



1 Exchange Gardens London

A beautifully presented, one bedroom, one bathroom apartment available in Keybridge Tower. The apartment benefits from an open plan kitchen living area with a fully integrated high spec kitchen, a spacious bedroom with ample storage and stylish bathroom. Residents can also enjoy the on-site gym and swimming pool.

Excellently located, the development resides close to Vauxhall and Nine Elms Stations providing quick and easy access to central London.

Approximately 991 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: E (Lambeth)

Asking Price £695,000

Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp
| Lift Access | No Parking | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Lambeth Council Website, Planning & Building Control

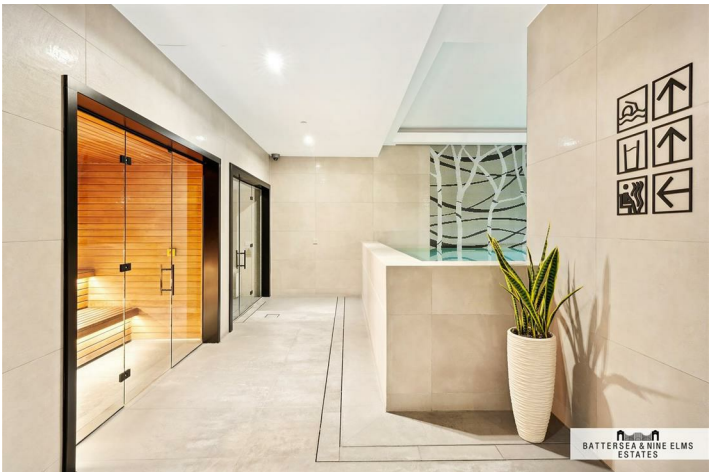
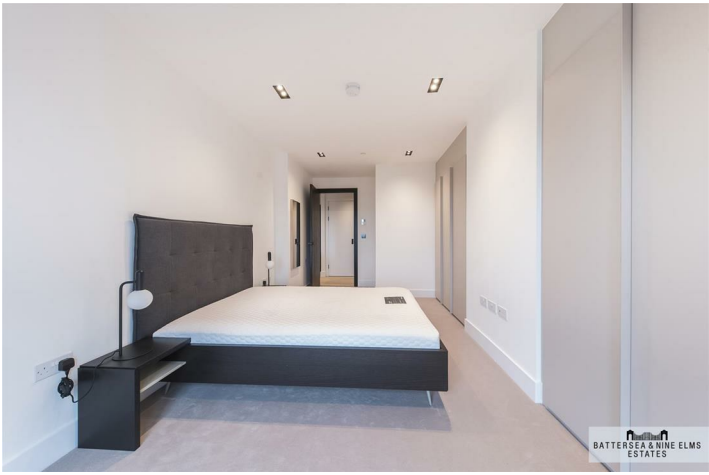
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- One bedroom
- One bathroom
- Swimming Pool
- Gym
- Excellent transport links



[Directions](#)



Keybridge Lofts,
Exchange Gardens, SW8

Approximate Gross Internal Area
55.0 sq m / 592 sq ft



(Including Winter Garden
5.0 sq / 54 sq ft)

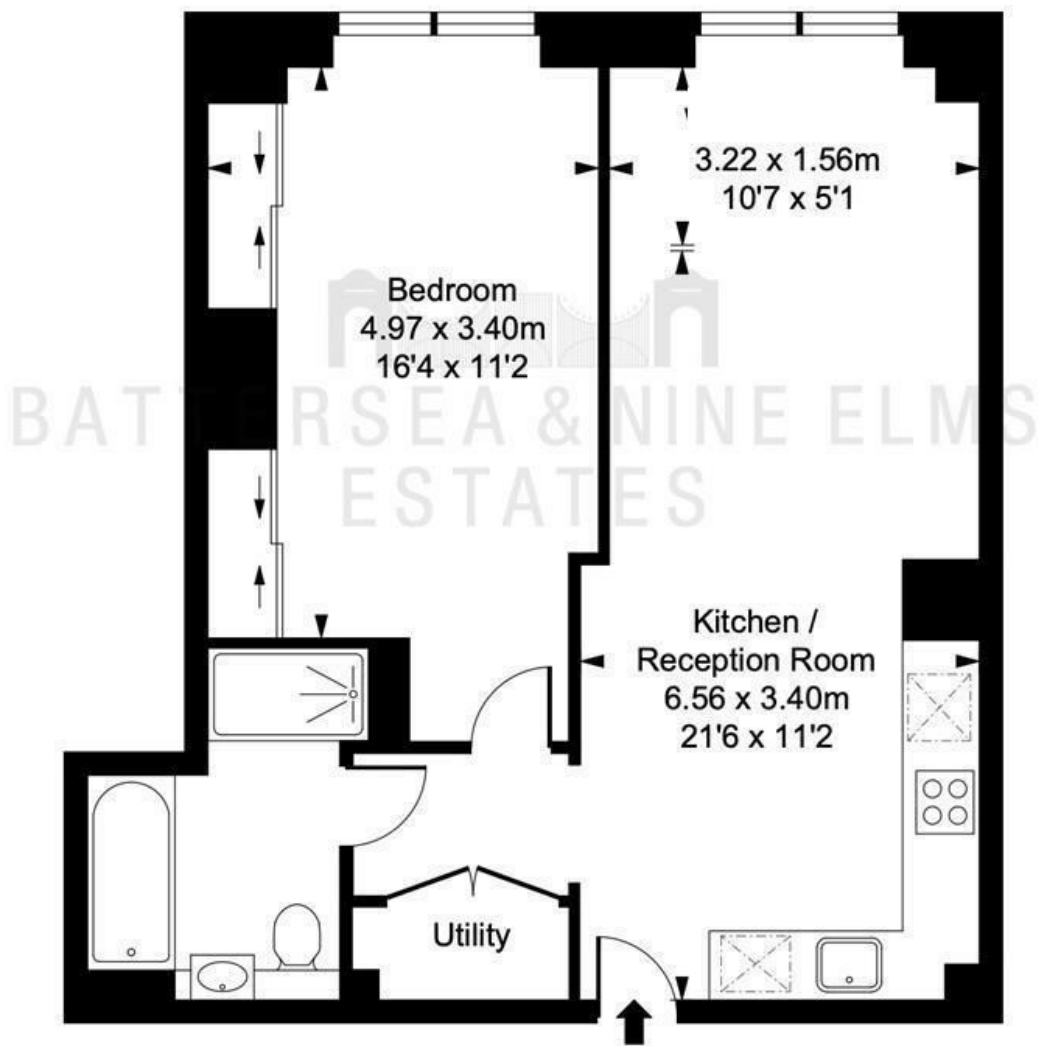


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	