



1 Exchange Gardens London

£624 Per Week

Welcome to this well maintained, 16th floor 1 bed apartment located in the prestigious Keybridge Tower, benefiting from a parking space and basement storage unit. This delightful property boasts far-reaching views and a well-designed layout, offering a generous living space of 604 square feet.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere. The apartment features one generously sized bedroom, with stunning views. The bathroom is thoughtfully designed, including a bath/shower combo as well as a separate shower unit.

Keybridge Tower is known for its modern architecture and high-quality finishes, making it an ideal choice for those seeking contemporary living in a thriving community.

Residents at Keybridge enjoy a range of high class amenities including 24hr concierge, gym, swimming pool, sauna and steam room.

With its prime location, residents can enjoy easy access to local amenities, transport links, and green spaces, making it a perfect home for professionals and couples alike. This apartment presents an excellent opportunity to experience urban living at its finest.

Council Tax Band: E (Lambeth Council) Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £950 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: Fttp | Lift Access

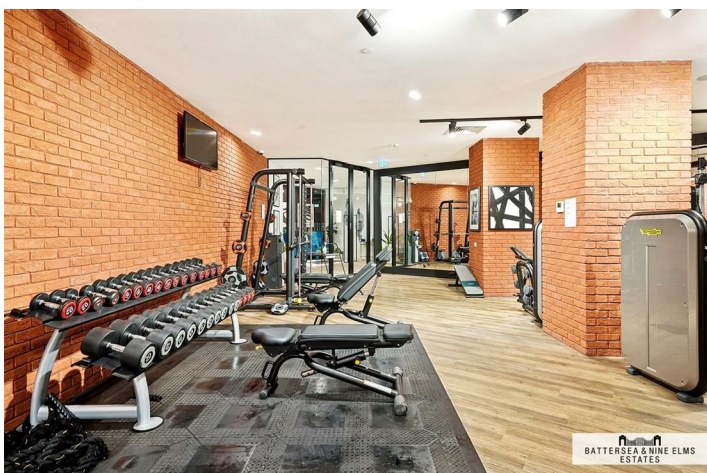
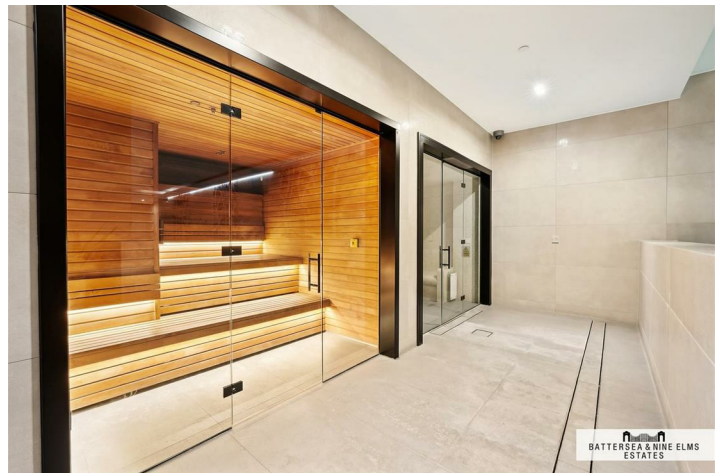
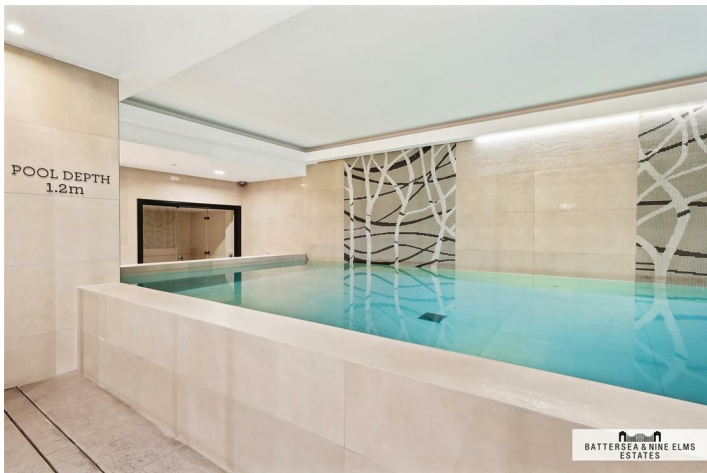
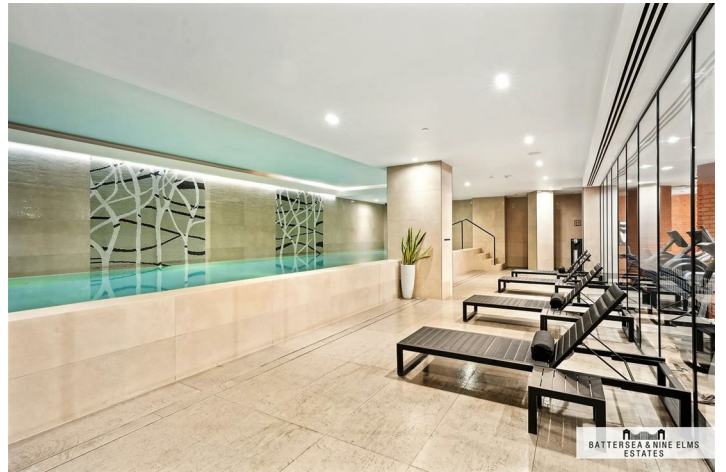
To check broadband and mobile phone coverage please visit Ofcom.

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- One bedroom
- One bathroom
- 24 hour concierge
- Resident's swimming pool, gym and sauna
- Stunning views
- Close to zone one transport links

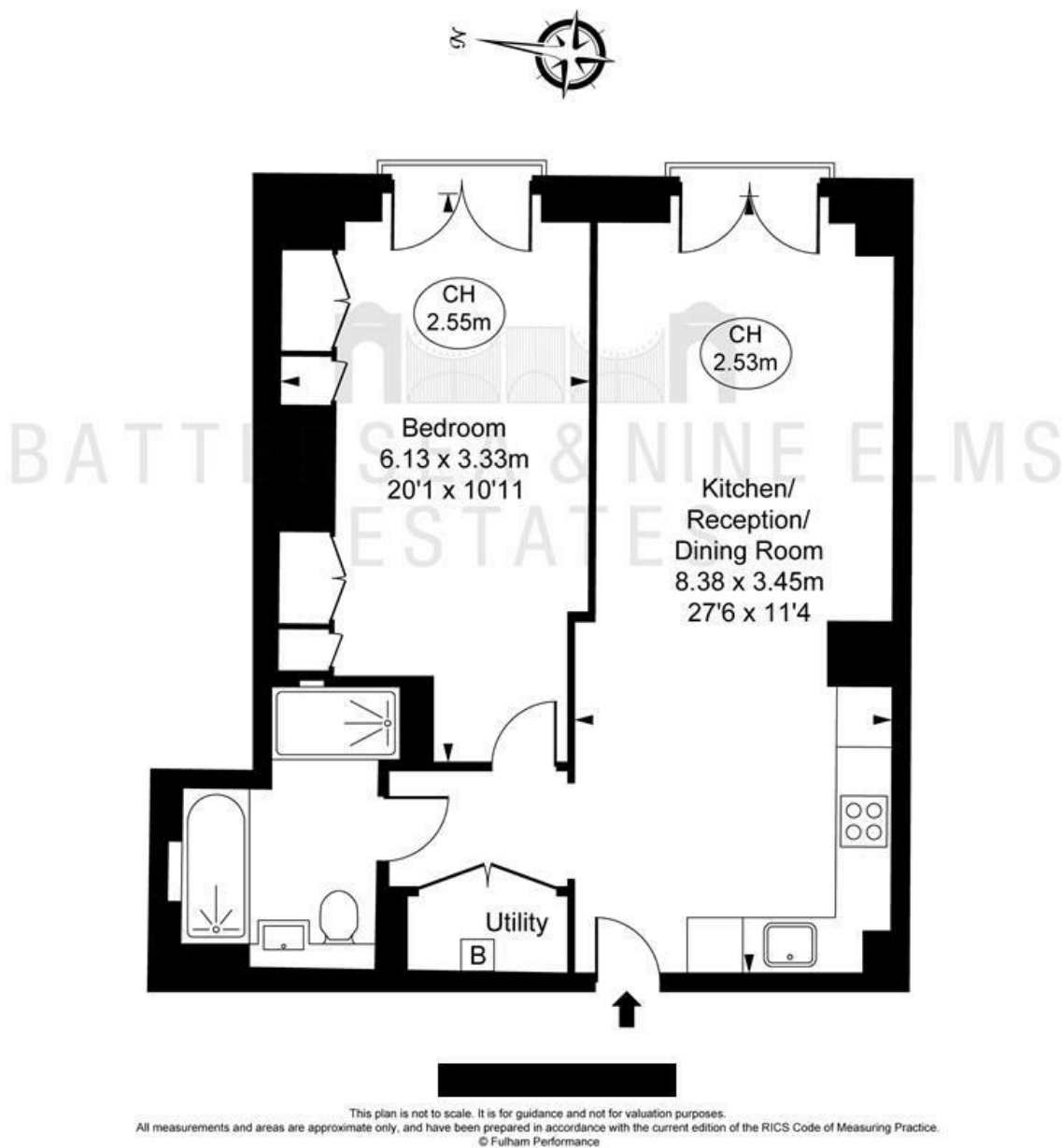




Keybridge Tower,
Exchange Gardens, SW8

Approximate Gross Internal Area
56.16 sq m / 604 sq ft

(CH = Ceiling Heights)



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	