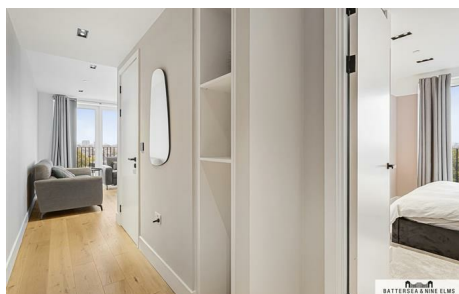




**BATTERSEA & NINE ELMS  
ESTATES**



## 17 Exchange Gardens London

**£750 Per Week**

A beautifully presented, one bedroom, one bathroom apartment available for rent in the Keybridge Tower. Luxuriously furnished, the property comprises of an open plan living area with fully integrated high spec kitchen. Residents will also enjoy the on-site gym and forthcoming swimming pool due to open this summer.

Excellent location, the development resides close to Nine Elms and Vauxhall stations in addition to Sainsbury's megastore with quick and easy access to central London.

Council Tax Band: Lambeth - E  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: FttP

To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

# 17 Exchange Gardens London



1



1

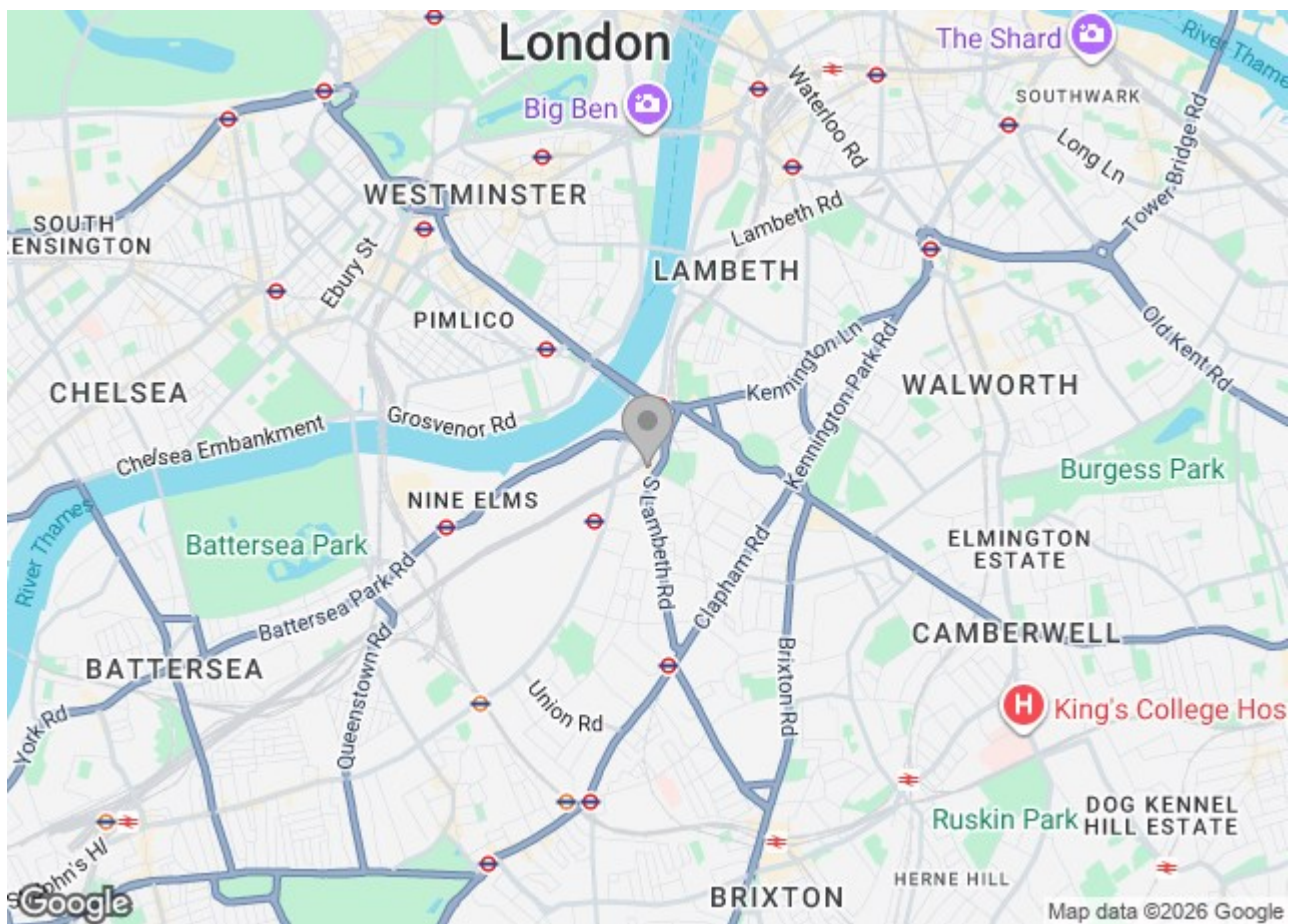


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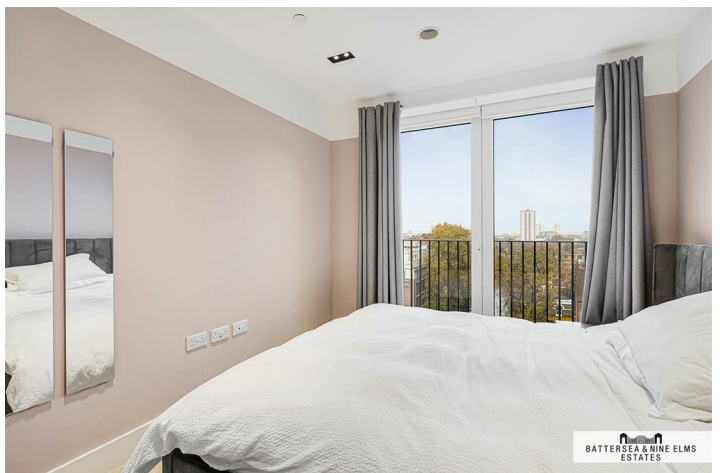
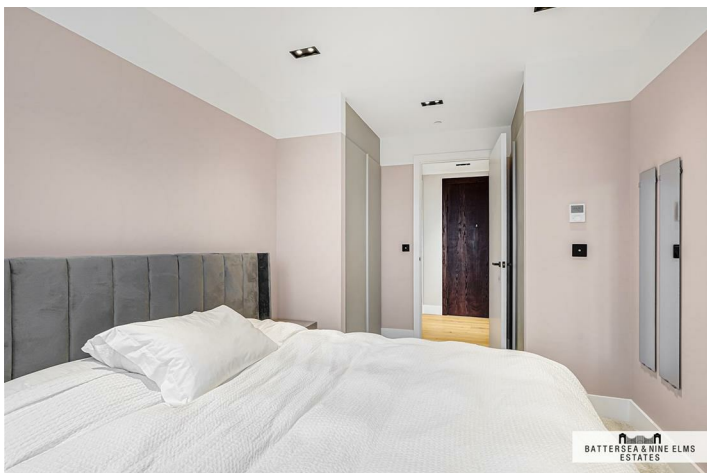
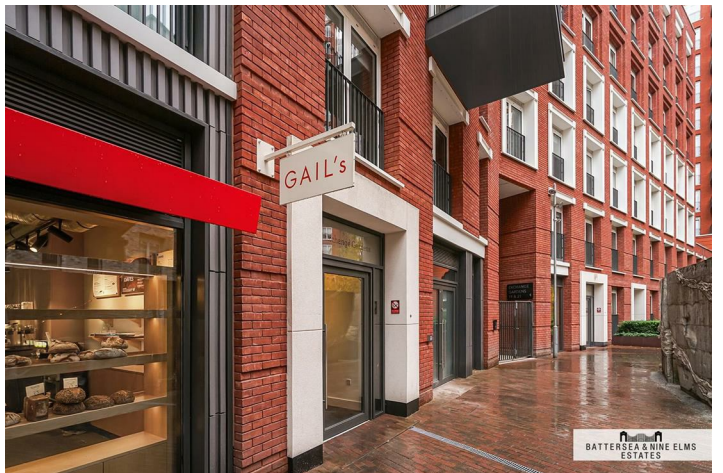
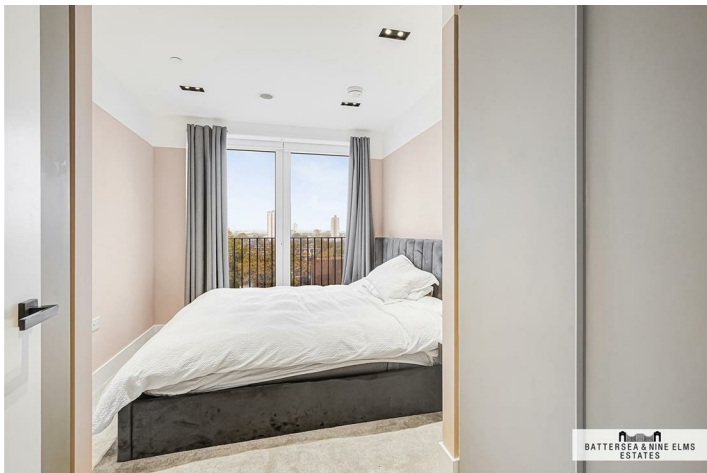
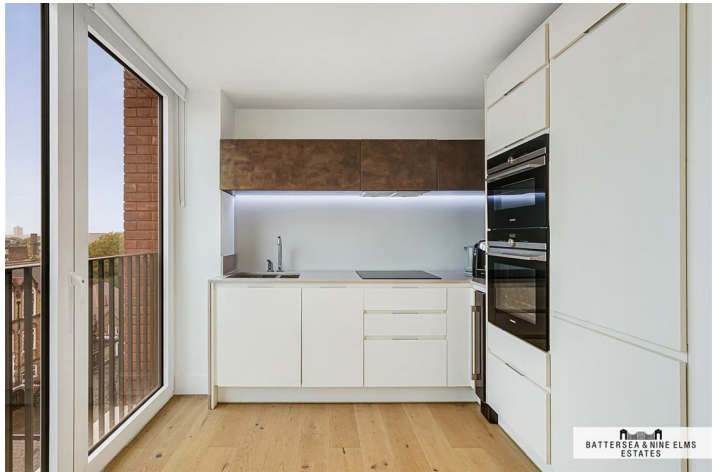
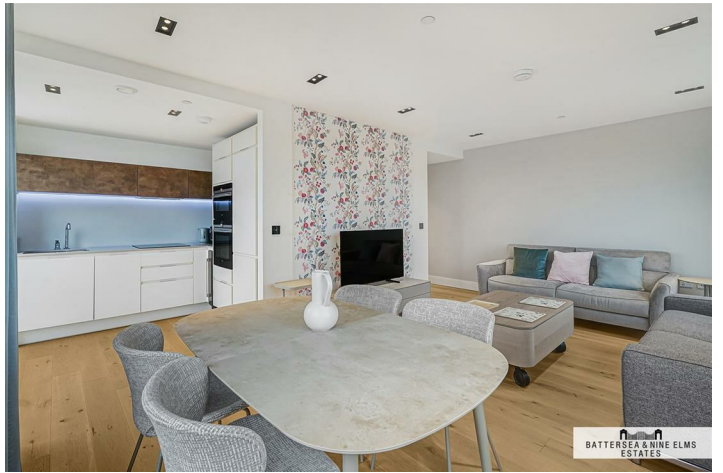


B

- One bedroom
- Residents gymnasium
- One bathroom
- Excellent transport links
- 24 hour concierge
- Underfloor heating & comfort cooling



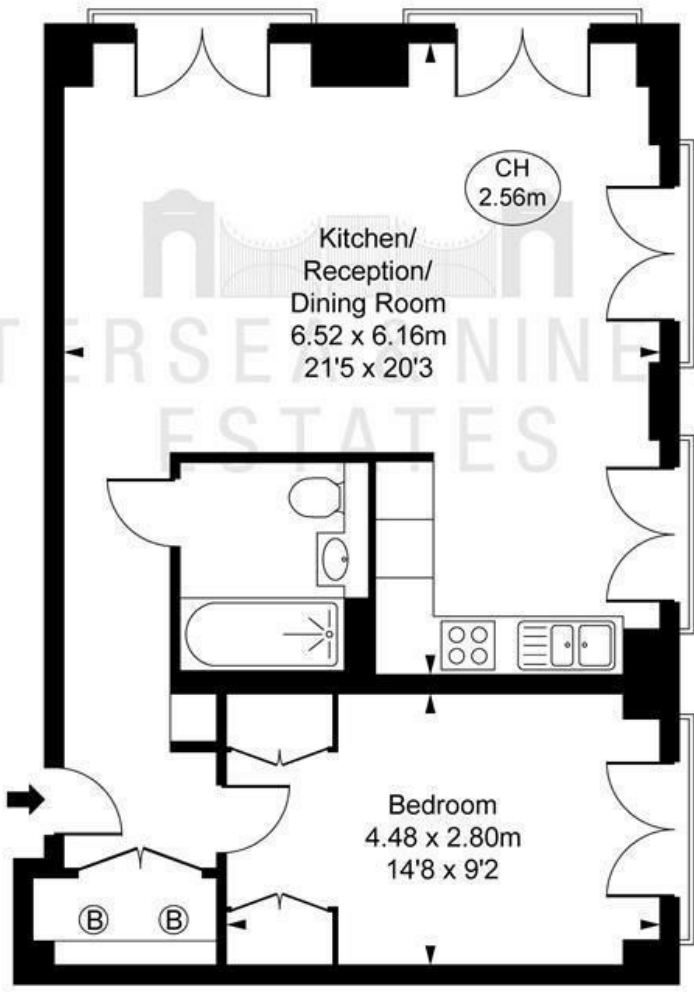




Exchange Gardens, SW8

Approximate Gross Internal Area  
57.63 sq m / 620 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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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 <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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	