

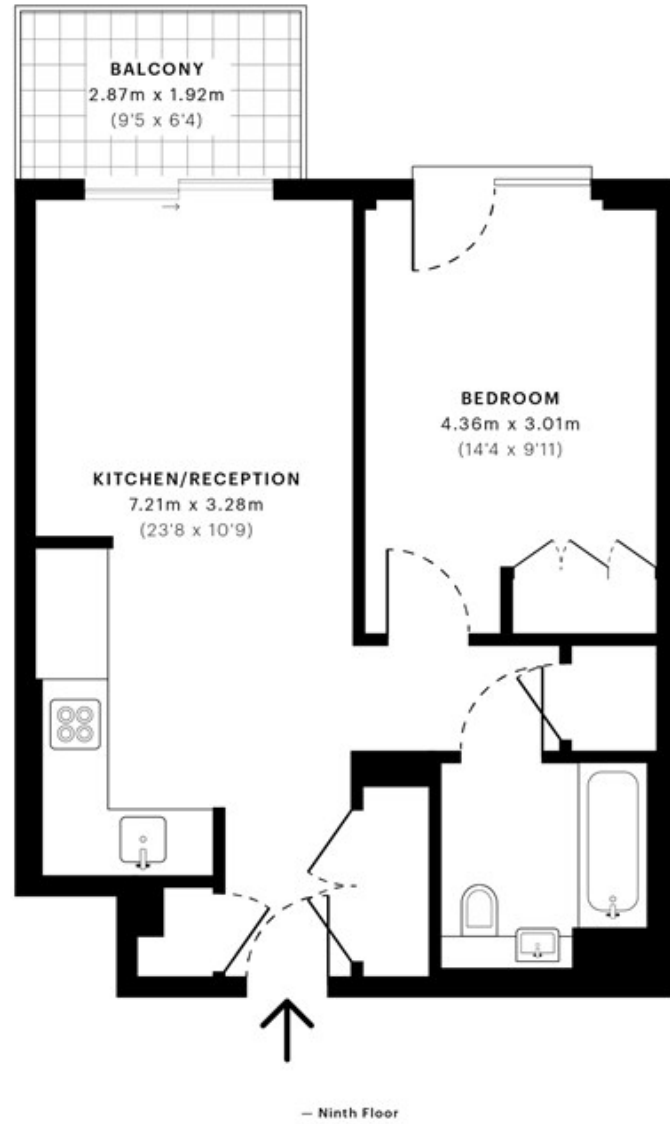


Exchange Gardens, SW8

CAPTURE DATE 09/04/2021 LASER SCAN POINTS 1,916,048

GROSS INTERNAL AREA

49.77 sqm / 535.72 sqft



Keybridge Capital, Vauxhall

£2,700 PCM

- 9th Floor
- Far Reaching Views
- 24 hour concierge
- Open plan living/kitchen/dining
- COUNCIL TAX - E
- One Double Bedroom
- Resident Club/Pool/Steam/Sauna
- Cycle Storage
- Zone 1
- EPC - B86

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.77 sqm / 535.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.99 sqm / 505.80 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.25 sqm / 56.51 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m.
0.00 sqm / 0.00 sqft



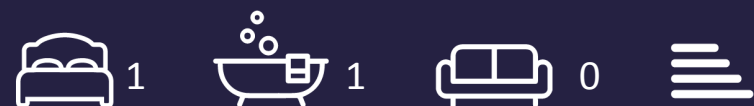
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.50 sqm / 597.40 sqft
IPMS 3C RESIDENTIAL 53.16 sqm / 572.21 sqft

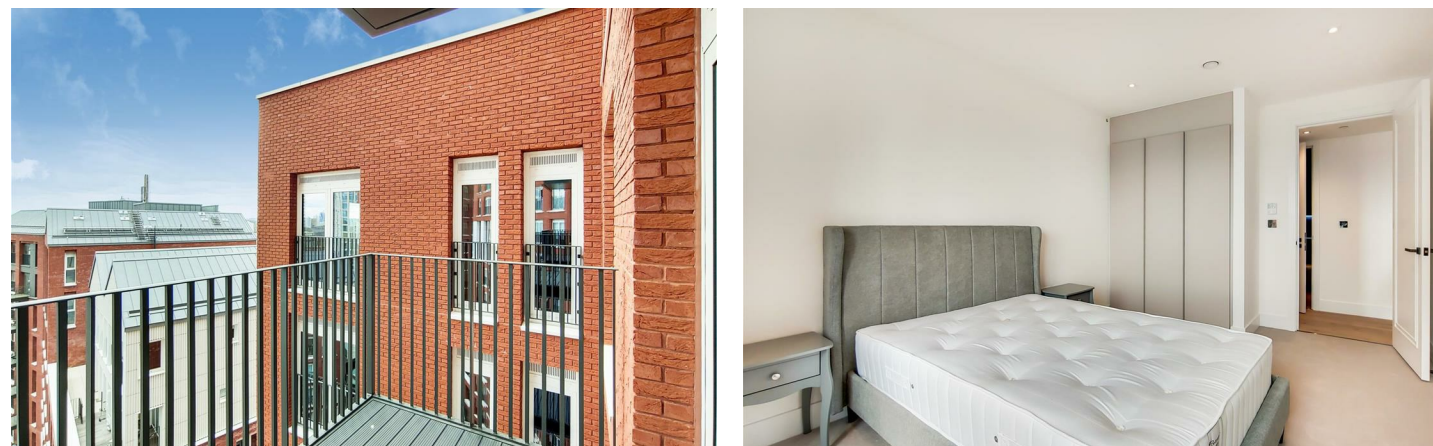
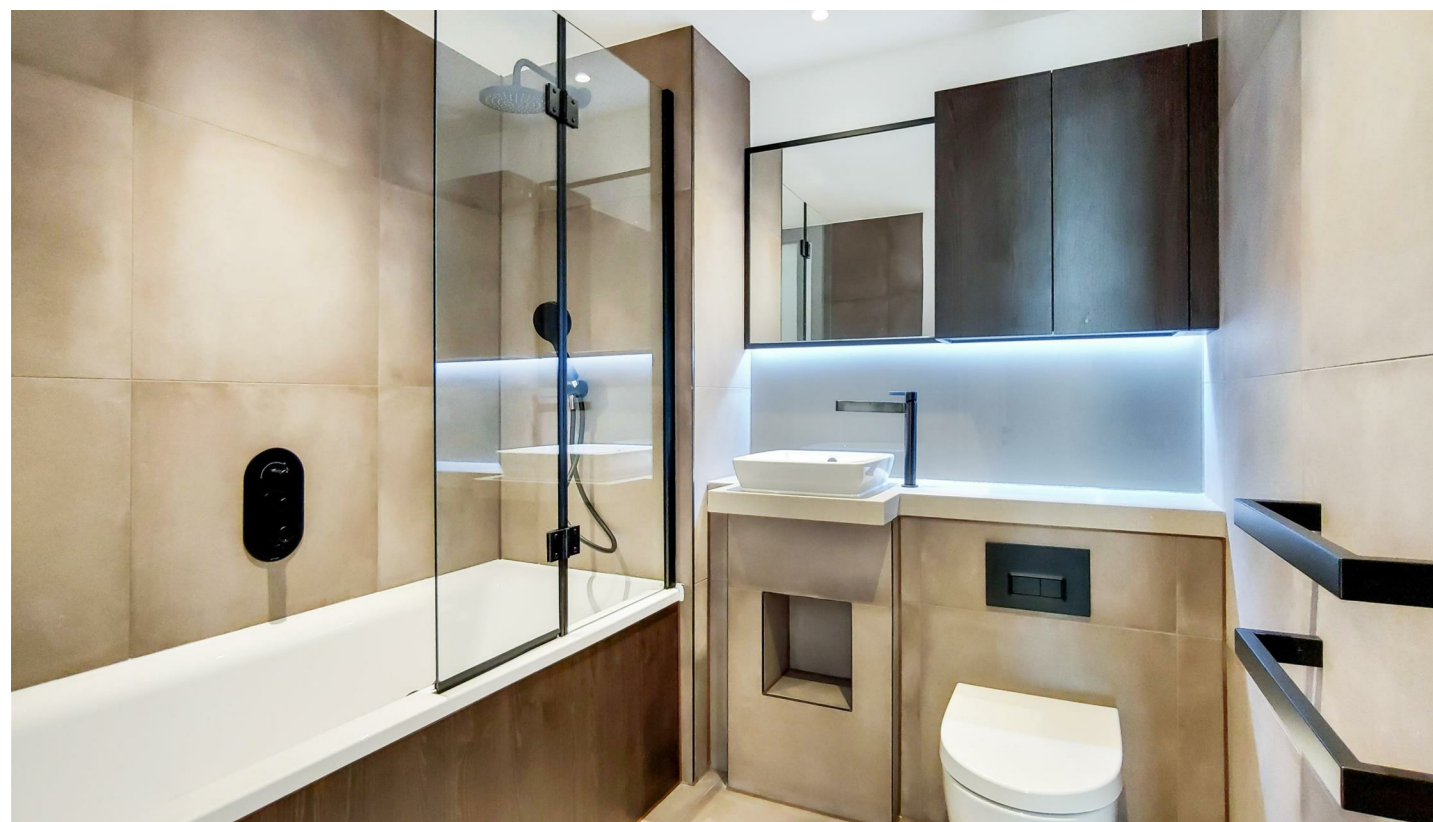
SPEC ID: 606dbfb79f86a0dce78b6b9

Keybridge Capital, Vauxhall

This exciting new development is located in the up and coming and sought after area of Vauxhall, centrally located and with The City and West End on your door-step. Being within Zone 1 Vauxhall offers tenants excellent transport links including Vauxhall Underground Station



Council Tax Band: E



This stunning apartment offers spectacular views over the City. The private tower will include a 24 hour concierge services with monitored CCTV, Audio and visual door entry system. You will discover a Residents only Club Lounge and a Residents only swimming pool, gym, sauna and steam room located in Keybridge Lofts. Other benefits include cycle storage and an outside space for residents to enjoy in the form of two terraces, accessible from floors 10 and 5.

The sleek, modern kitchen benefits from an integrated fridge/freezer, wine cooler and dishwasher. The accommodation includes one double bedroom with a Juliette balcony and inbuilt wardrobe.

FURNISHED / AVAILABLE NOW

COUNCIL TAX - E

EPC - B86

1 WEEK HOLDING DEPOSIT - £623.76

5 WEEKS TOTAL DEPOSIT - £3,115.38

NEW ASSURED SHORTHOLD TENANCIES (ASTs)
SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.