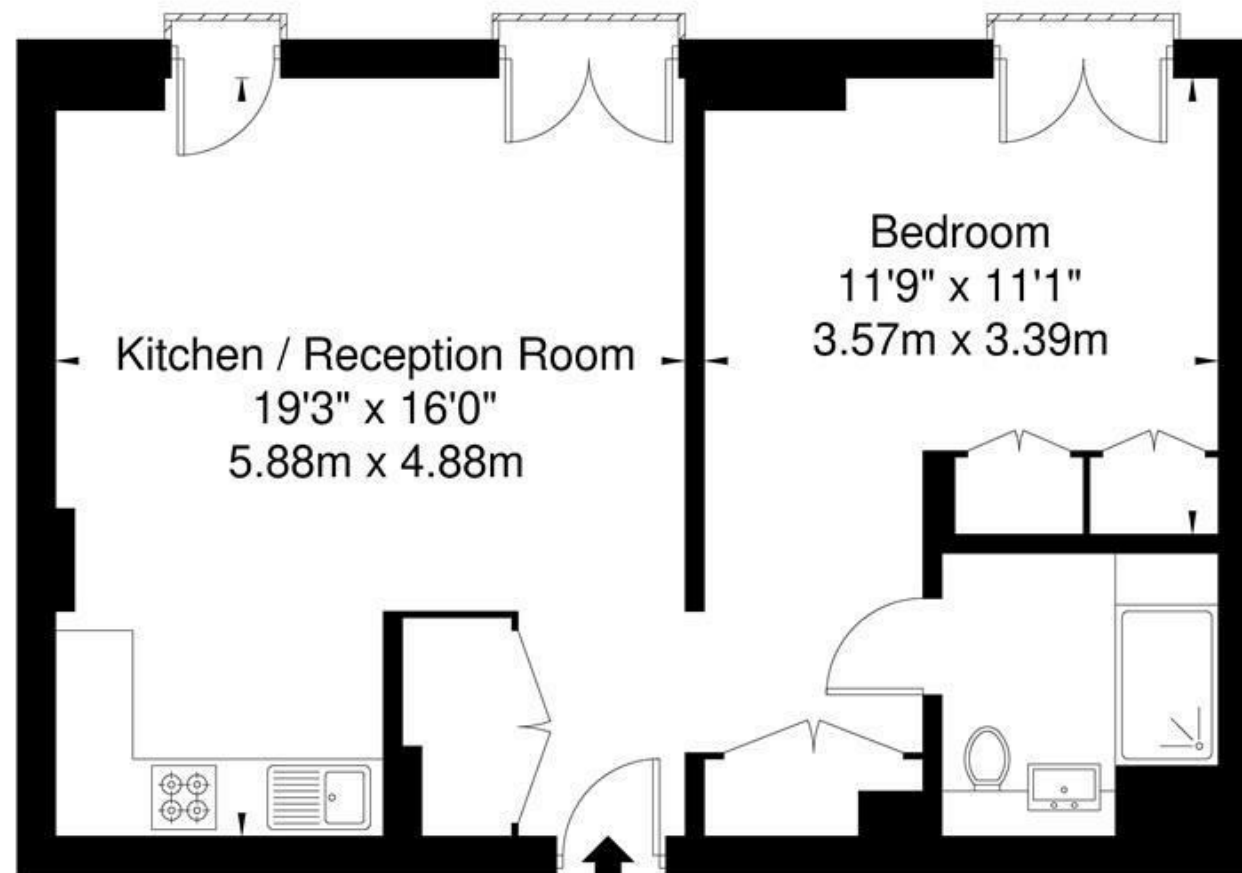


Keybridge Tower, Exchange Gardens, SW8 1DF

Approx. Gross Internal Area = 55 sq m / 592 sq ft

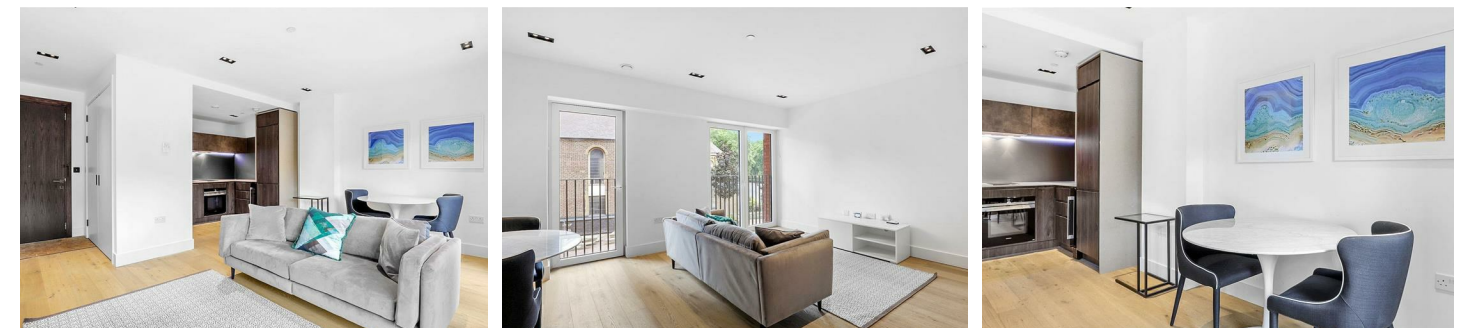


First Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Keybridge Capital, Vauxhall

£2,500 PCM

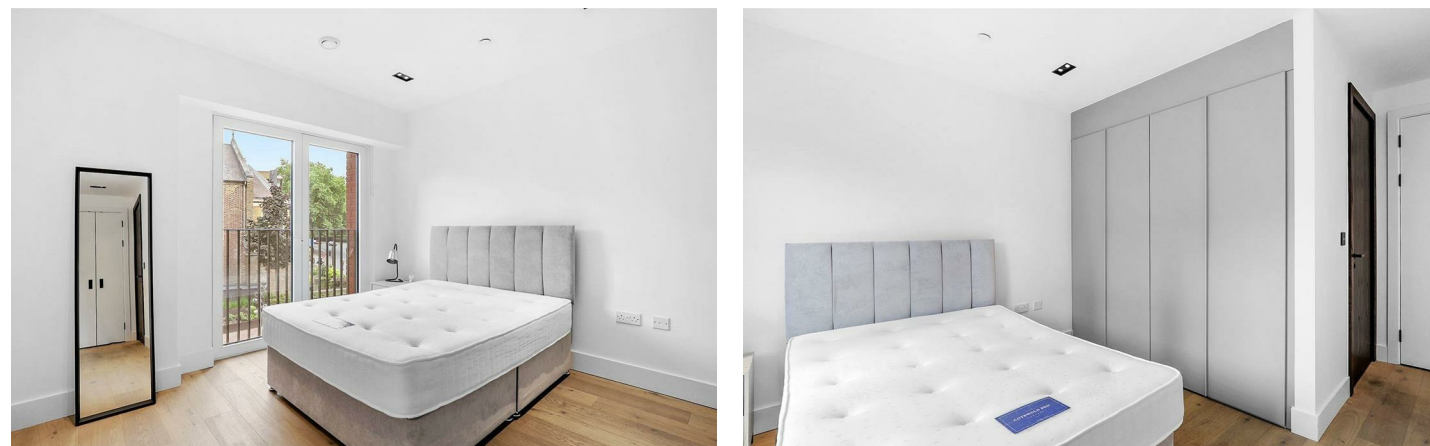
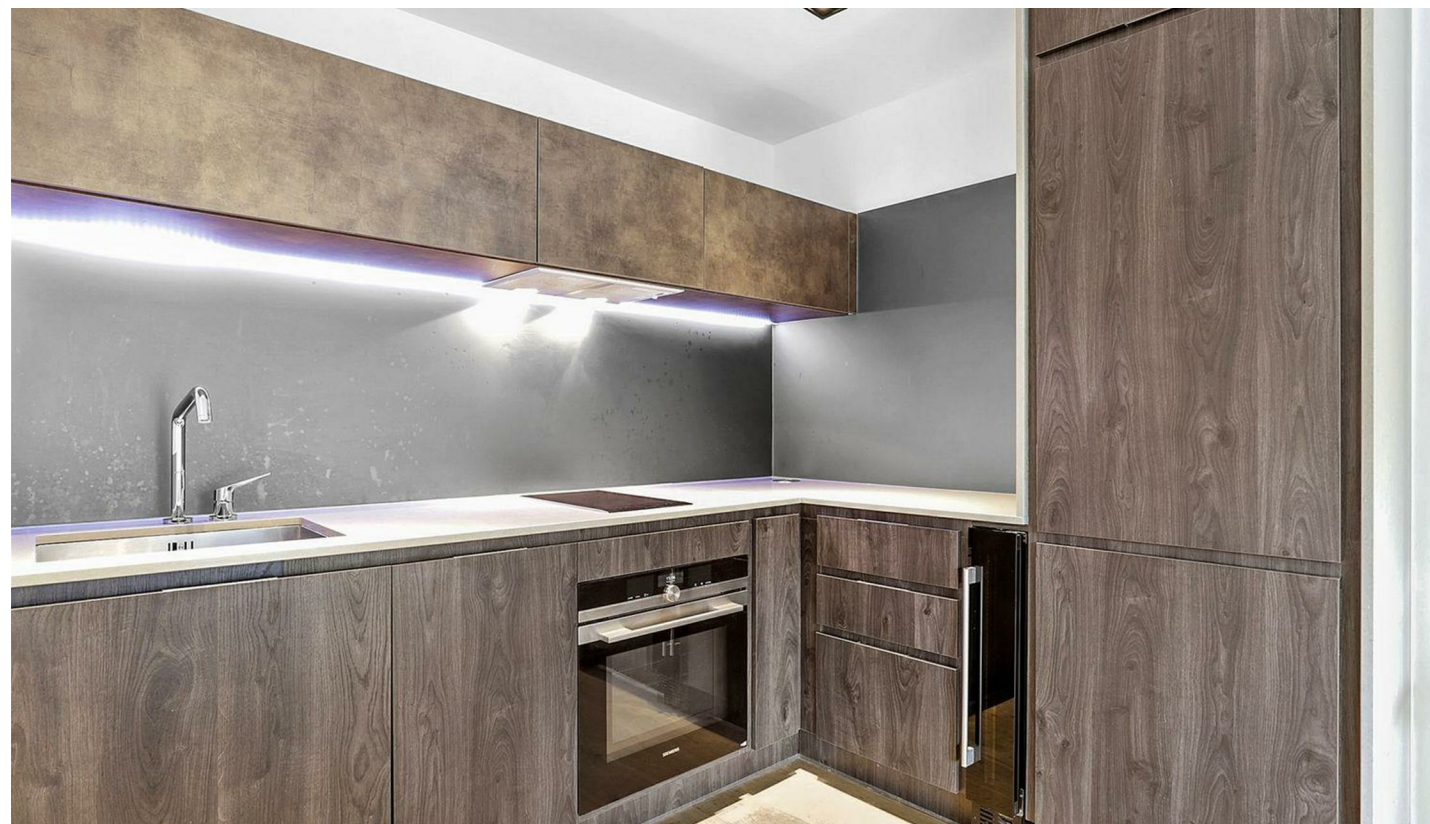
- One Double Bedroom
- Juliette Balcony
- Resident Club/Pool/Steam/Sauna
- COUNCIL TAX BAND E
- 24 hour concierge
- Wooden flooring throughout
- EPC RATING B
- Available Now

Keybridge Capital, Vauxhall

A luxury 1st floor studio apartment, spanning 592 square feet, in the sought-after Keybridge Tower development. Being located within Zone 1, Vauxhall offers tenants excellent transport links across London, within close proximity to Vauxhall Underground Station



Council Tax Band: E



This well presented 1st floor studio apartment, offers a double bedroom with Juliette balcony and built-in double wardrobes. The sleek, modern kitchen benefits from an integrated fridge/freezer, wine cooler and dishwasher with wooden flooring throughout. The private tower includes a 24 hour concierge service (situated in the adjacent block) with monitored CCTV, Audio and visual door entry system. Residents have access to the Club Lounge, swimming pool, gym, sauna and steam room, located in Keybridge Lofts. There is bicycle storage on the ground floor and outside terrace space for residents to enjoy.

AVAILABLE NOW/ FURNISHED

1 WEEK HOLDING DEPOSIT £576.92

5 WEEKS TOTAL DEPOSIT £2884.61

COUNCIL TAX BAND: E
EPC RATING: B84

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 Contact (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.