

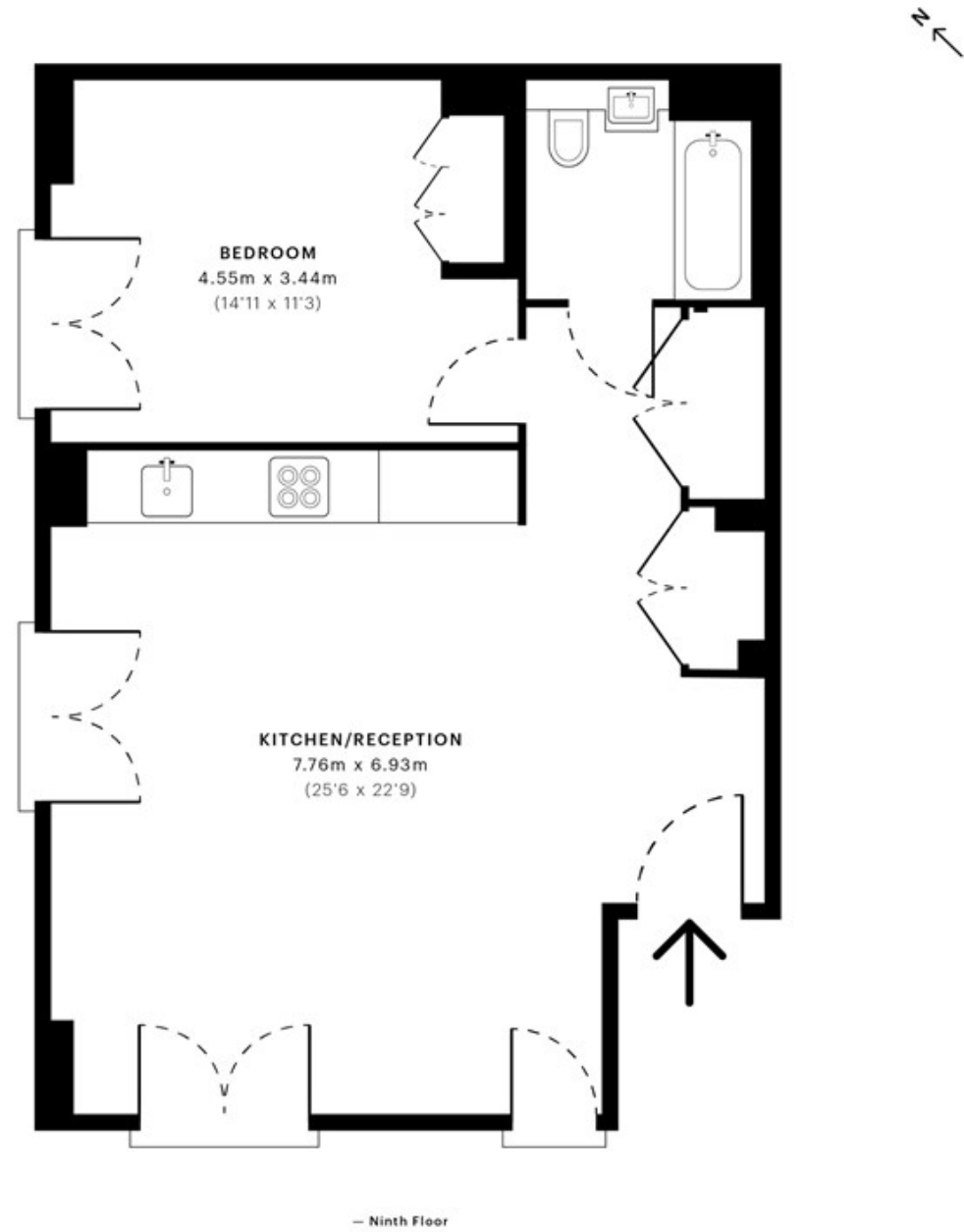


Exchange Gardens, SW8

CAPTURE DATE 12/03/2021 LASER SCAN POINTS 1,485,827

GROSS INTERNAL AREA

64.39 sqm / 693.09 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
64.39 sqm / 693.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.12 sqm / 657.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 64.06 sqm / 689.54 sqft
IPMS 3C RESIDENTIAL 61.54 sqm / 662.41 sqft

SPEC ID: 604637da573a880dc9c52a29



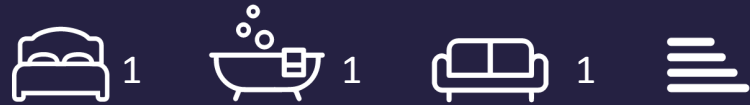
Keybridge Capital, Vauxhall

£2,700 PCM

- One double bedroom
- Open plan living/kitchen/dining area
- Residents club with pool/sauna/gym & steam room
- cycle storage
- Zone 1
- Ninth floor apartment
- Far reaching views
- 24 hour concierge service
- Access to outdoor terrace space
- Available 25th July 2024

Keybridge Capital, Vauxhall

This exciting 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 spacious accommodation offers a stunning open planned living space measuring just over an impressive 7.7 by 6.9 meters, allowing the occupier to easily accommodate a sofa suite and dining area. The sleek, modern kitchen benefits from an integrated fridge/freezer, wine cooler and dishwasher and two double and one single Juliette balconies provide far reaching views of the surrounding cityscape. The living space has been well designed with large storage cupboards, engineered wood flooring and full height doors and windows allowing the natural light to flood into the apartment.

Further accommodation includes one double bedroom with a Juliette balcony and inbuilt triple wardrobe in addition to a contemporary bathroom with plenty of integrated storage, rain shower, additional hand shower over bath and combination of mood/overhead spot lighting.

AVAILABLE 25th JULY / FURNISHED

COUNCIL TAX - E

EPC - B

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.

KITCHEN/RECEPTION

25'6" x 22'9"

BEDROOM

14'11" x 11'3"