Knight Frank

EXCHANGE GARDENS

Vauxhall SW8

AYKON

EXCHANGE GARDENS
LONDON SW8

This is a beautifully presented and generously sized apartment on the fifth floor of a modern building in the bustling Exchange Gardens development.

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold, approximately 990 years remaining

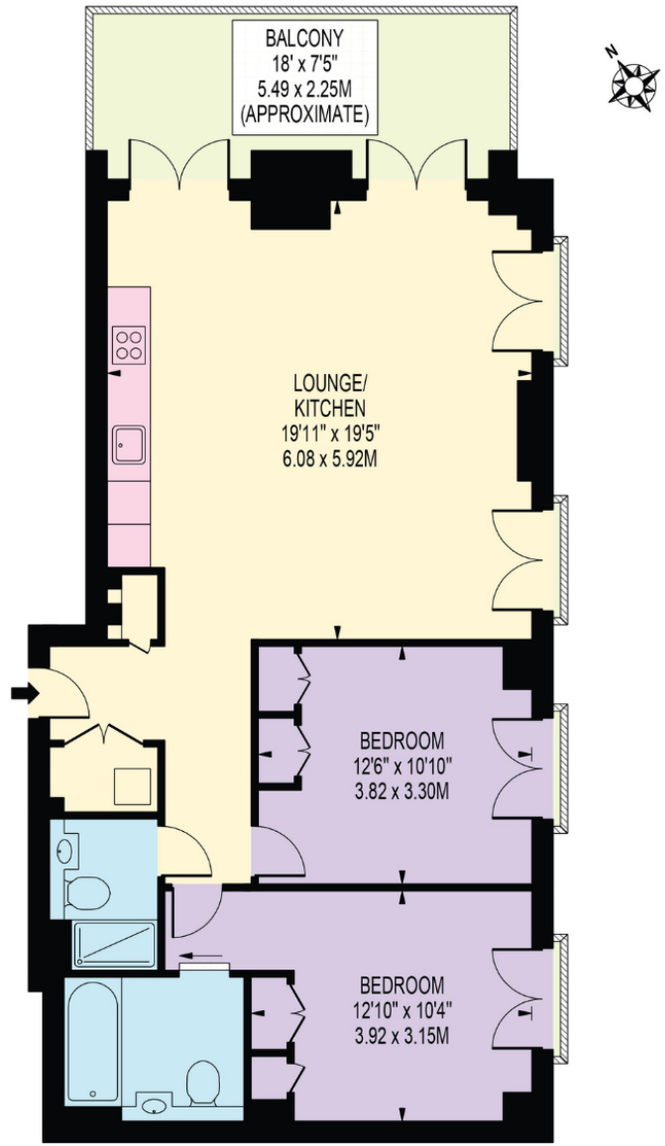
Ground rent: £700 per annum, reviewed every year, next review due 2027

Service charge: £745.60 per annum, reviewed every year, next review due 2027

Guide price: £825,000

WHERE LUXURY MEETS CONVENIENCE

On entering, the hallway offers wooden flooring and useful storage, leading to the open-plan reception room and kitchen. The kitchen features modern units, integrated appliances, and space for dining, entertaining, and relaxing. The dual-aspect reception room benefits from floor-to-ceiling windows and double doors opening onto the balcony. Both bedrooms have fitted wardrobes and access to Juliette balconies, while the principal bedroom also enjoys an en suite bathroom with stylish fixtures and fittings. A separate shower room serves the second bedroom. Residents benefit from a 24-hour concierge, Keybridge Club Lounge, 15-metre swimming pool, gym, sauna, and steam room. We have been informed that the building's external wall materials have been assessed for fire safety and deemed sufficiently low risk, with no remedial works required. Independent professional advice should be sought for any further queries.



FIFTH FLOOR

Approximate Gross Internal Area = 79.92 sq m / 860 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Patrick Stewart
+44 2038662924
patrick.stewart@knightfrank.com

Knight Frank Battersea & Clapham
346 Queenstown Road
Nine Elms SW11

knightfrank.co.uk

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