



7 EXCHANGE GARDENS

WHERE HERITAGE REACHES NEW HEIGHTS

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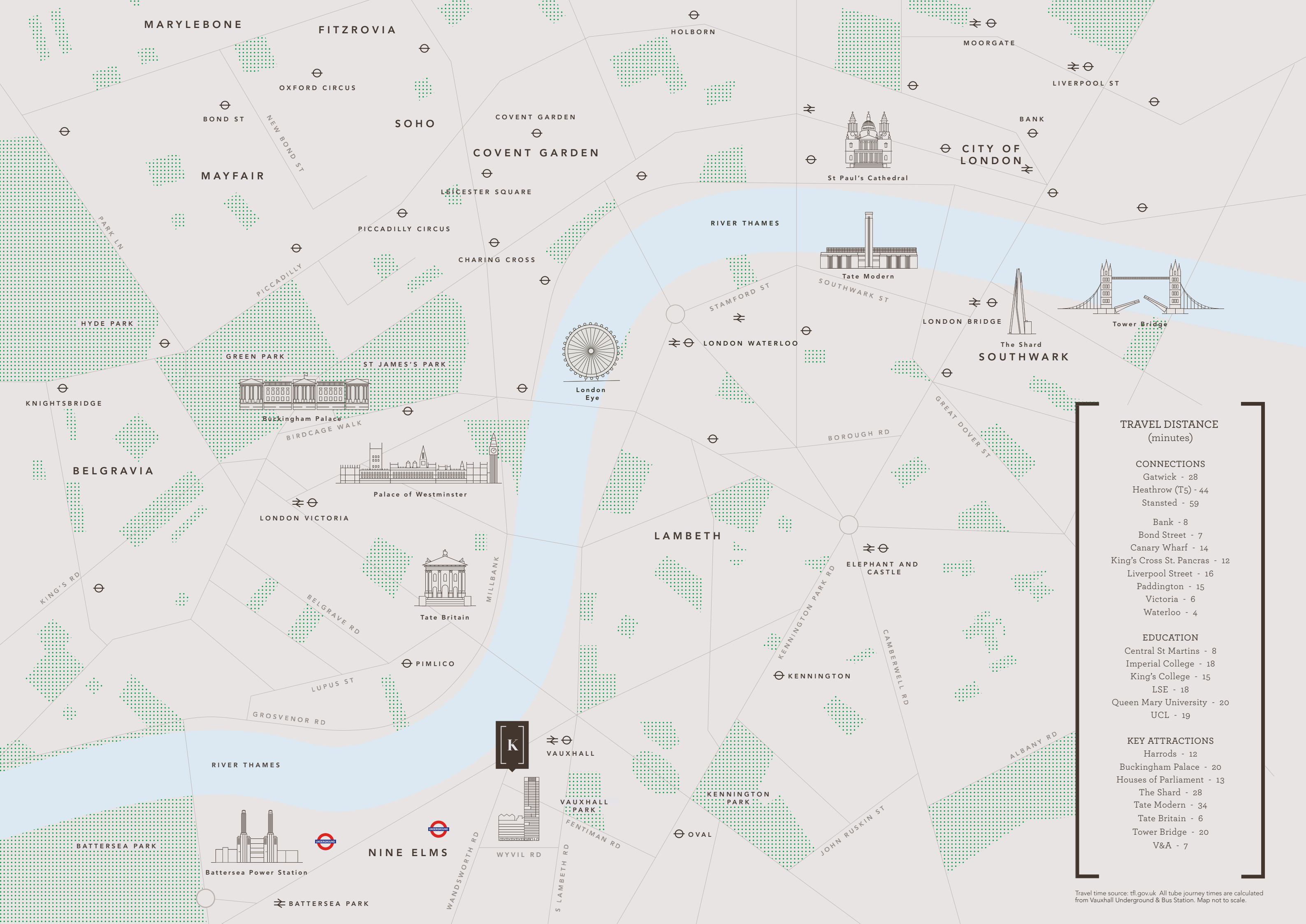
Houses of Parliament

London Eye

Waterloo Station

St Paul's Cathedral

The City



TIMELESS BRICK

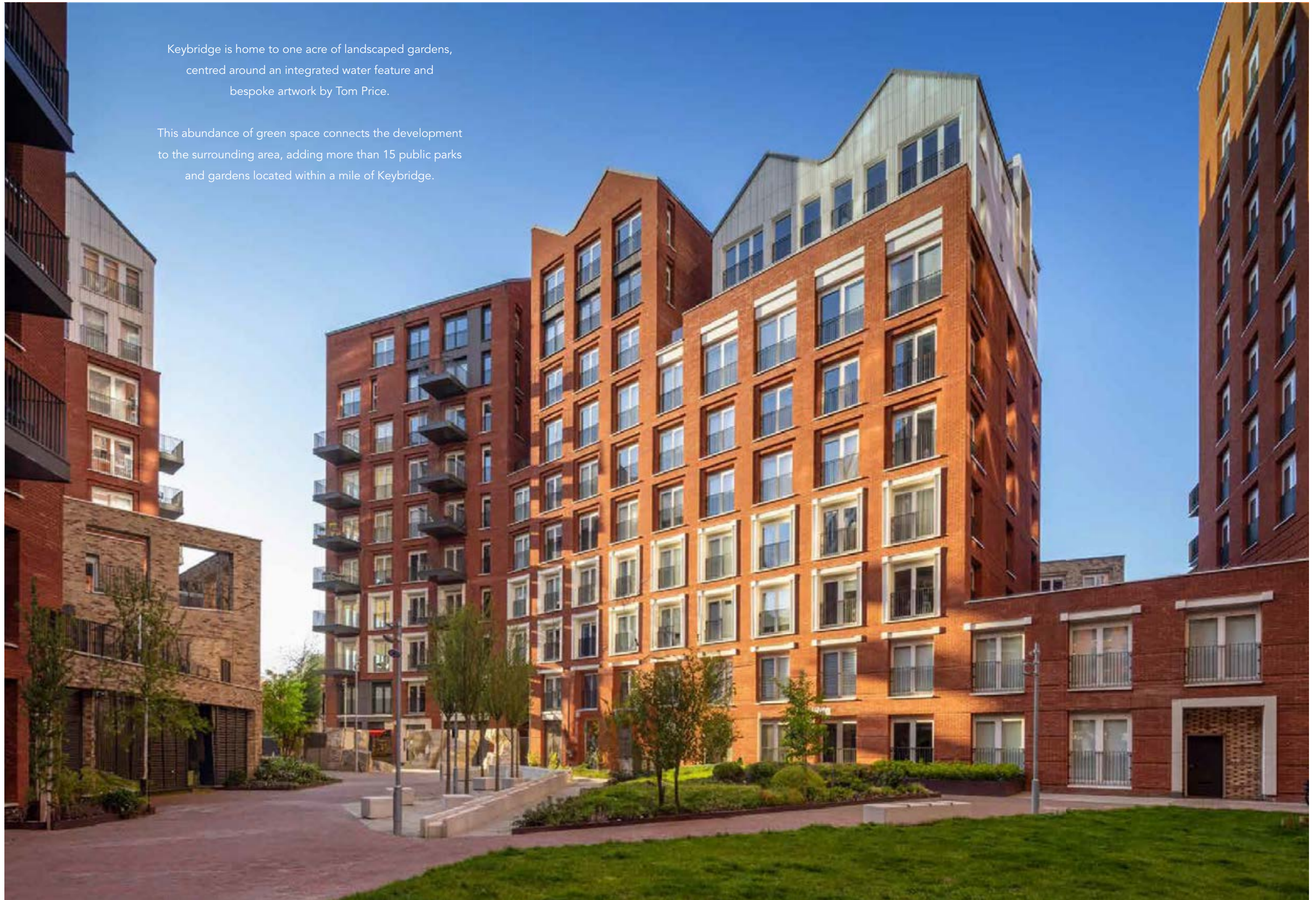
London is a city of bricks. Regal terrace houses, robust railway arches, elegant mansion blocks and elaborate warehouses share this humble yet seemingly eternal material. Keybridge is a contemporary addition to this long and proud building tradition.

From the beginning, Keybridge was envisioned in brick. This choice has helped it better integrate with its immediate surroundings, while also differentiating itself from the glass and metal developments that characterise the emergent Nine Elms district.

Brick's longevity was also a factor; brick buildings improve with time, with beautiful weathering and patina. Our design also recalls the early 20th Century brick towers of Manhattan and Chicago; timeless, elegant and cherished buildings that still stand tall today.

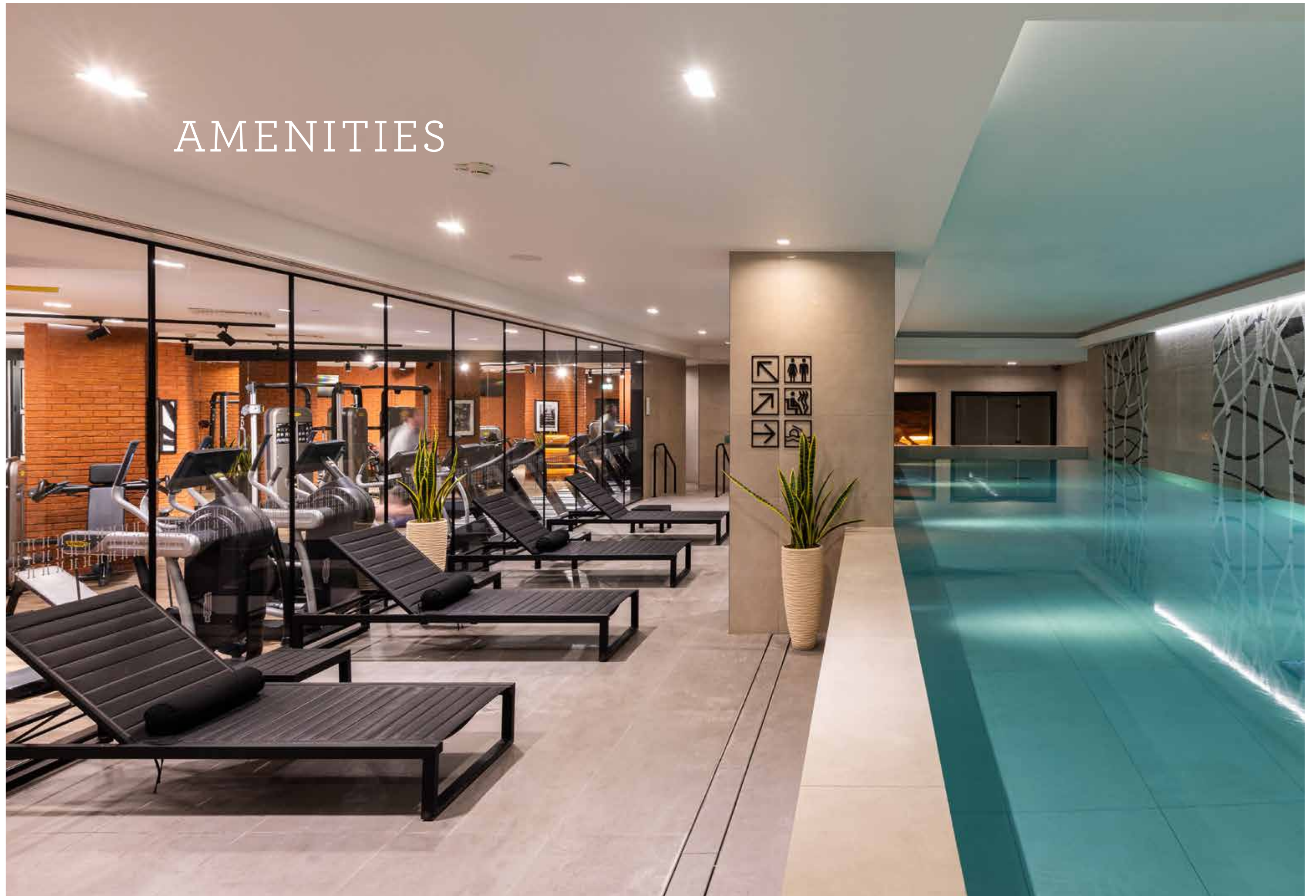
Keybridge is home to one acre of landscaped gardens, centred around an integrated water feature and bespoke artwork by Tom Price.

This abundance of green space connects the development to the surrounding area, adding more than 15 public parks and gardens located within a mile of Keybridge.





Vauxhall Park is just across the street from Keybridge, a park that has become a focal point for the community. With lavender gardens, plenty of open space, a model village and cafe, it's the perfect place to spend a leisurely afternoon.



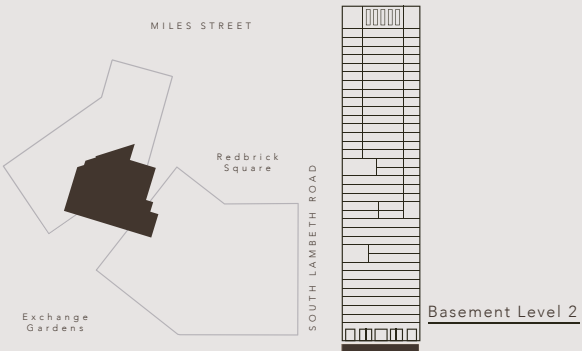
AMENITIES

Relax and unwind at Keybridge with a fully-fitted gym, swimming pool, steam room and sauna.

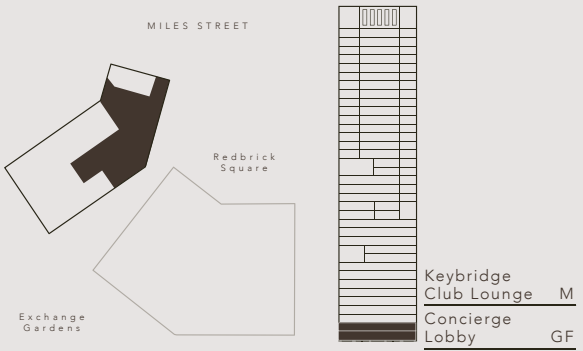
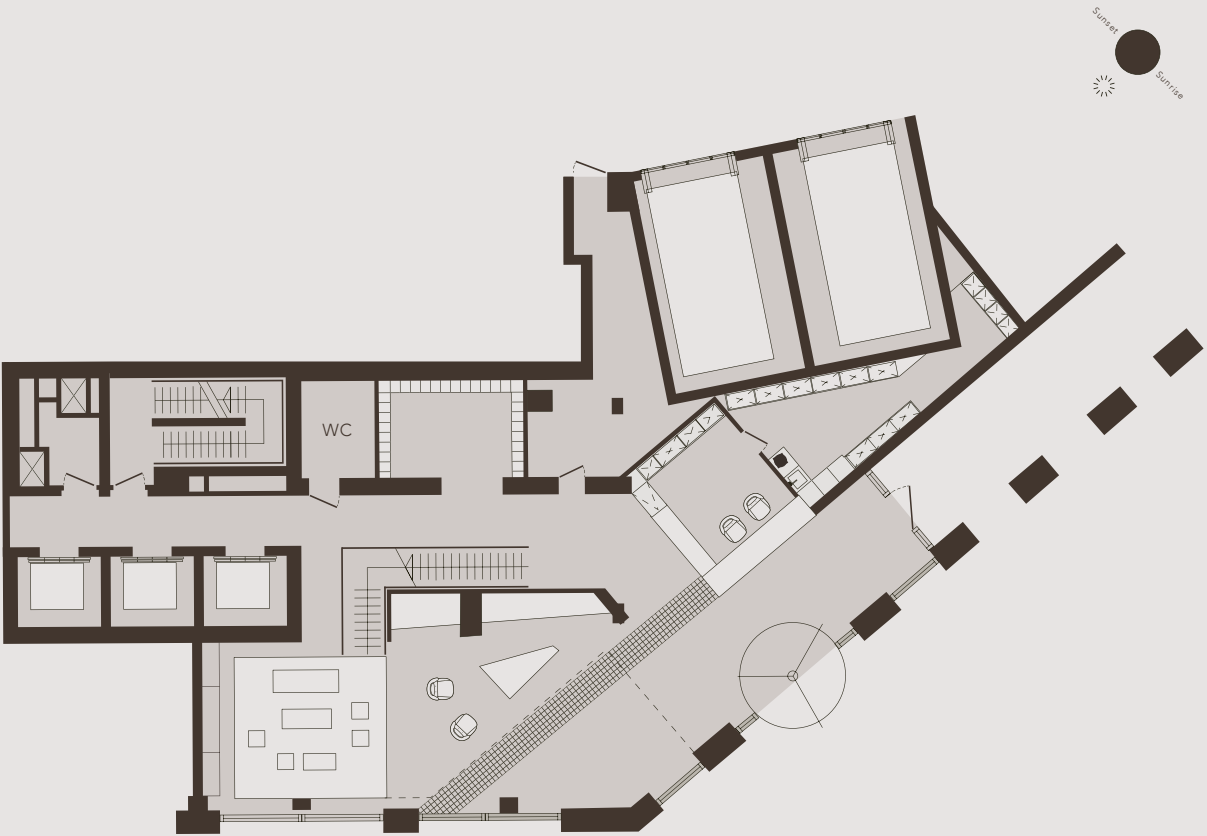


The ground floor of Keybridge Lofts hosts a stylish concierge lobby and mezzanine Keybridge Club Lounge, a place to work, relax and connect.

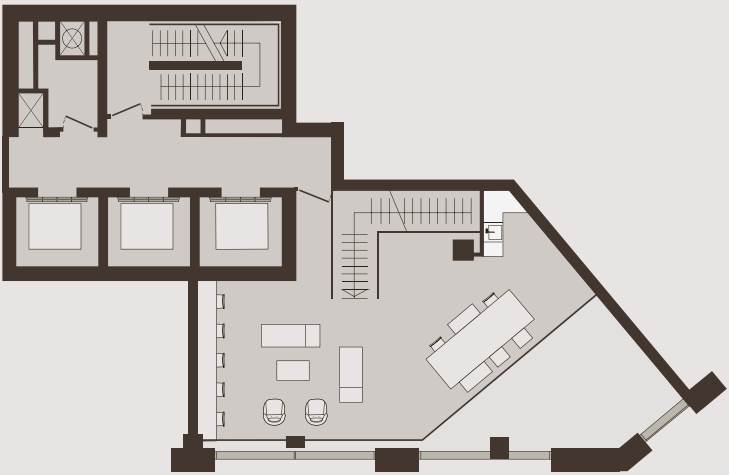
GYM & SPA
BASEMENT LEVEL 2



CONCIERGE LOBBY
GROUND FLOOR

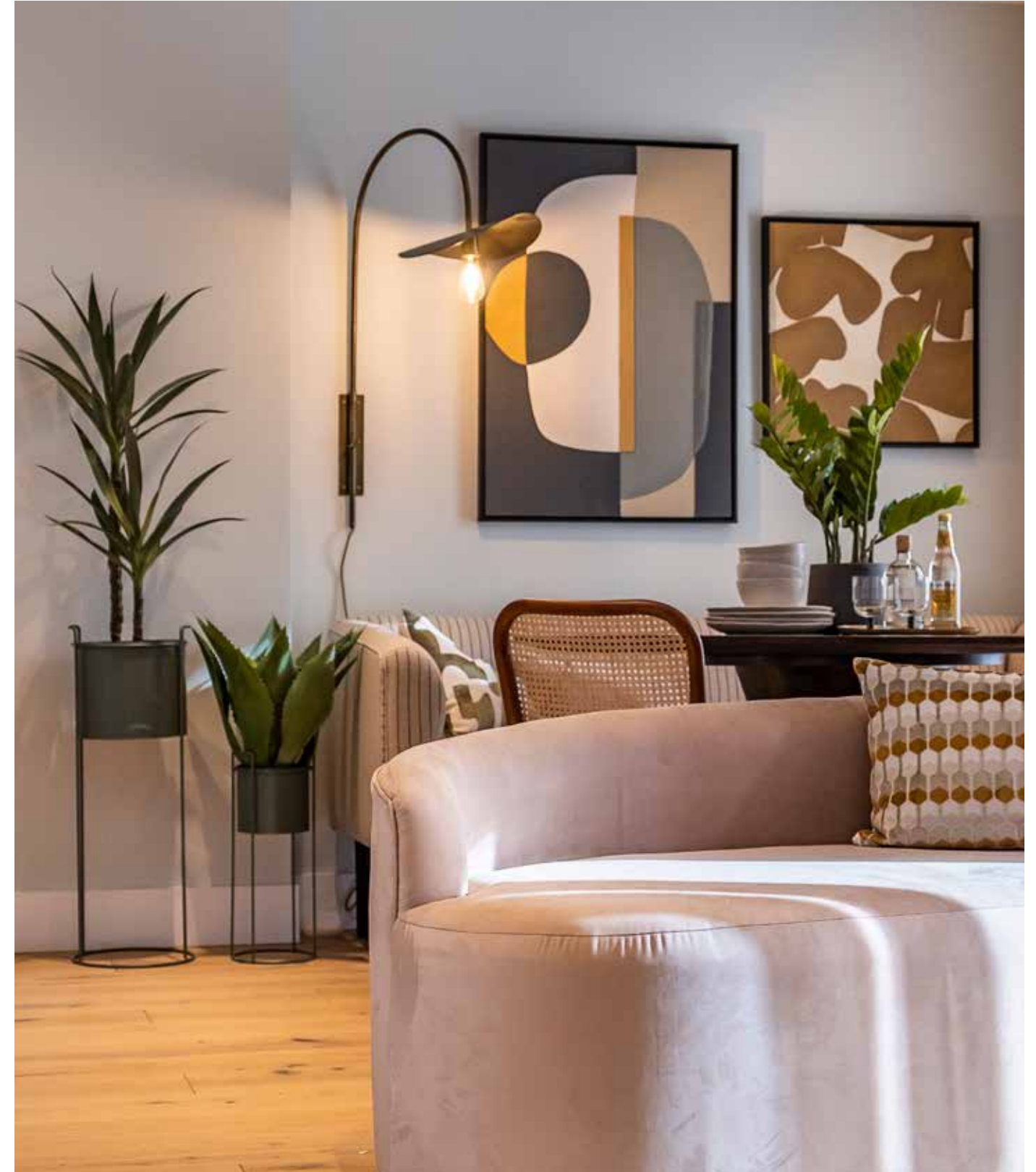


KEYBRIDGE CLUB LOUNGE
MEZZANINE



SPECIFICATION

FLOOR FINISHES — Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas — Carpet to all bedrooms. Note: Studio apartments have wide plank engineered wood flooring — Ceramic tiling to bathrooms and en-suites — Timber decking to balconies WALL & DOOR FINISHES — Ceramic tiling to bathrooms and en-suites — Back-painted glass above WC and basin area to bathrooms and en-suites — Emulsion paint on plaster boarded walls to all remaining rooms — Dark timber veneer main entrance door with co-ordinating square edge profile architrave — White painted doors to utility and cloak cupboards with co-ordinating square edge profile architrave — White painted square edge profile skirting throughout excluding bathrooms BEDROOM — Full height built-in wardrobes with hinged doors and integrated LED lighting to master and second bedrooms only	KITCHEN — Handle-less kitchen units with built in appliances — Composite stone worktops — Back-painted glass splashback — Siemens built in fridge/freezer — Siemens glass induction hob: — Studio apartments 2 ring induction hob — 1 & 2 bedroom apartments 4 ring induction hob — 3 bedroom apartments 5 ring induction hob — Siemens built in multifunction single oven — Not included in Studio apartments — Built in dishwasher — Sizes may vary please refer to your sales consultant — Washer/dryer located in utility cupboard — Ceiling recessed extractor fan or built in extractor hood — Under cabinet LED lighting to wall units — Stainless steel under-mounted kitchen sink to studios and 1 bedroom apartments — Stainless steel under-mounted kitchen sink and a half to 2 bedroom and 3 bedroom apartments with mixer tap BATHROOM / EN-SUITES — Semi-recessed basin set on vanity top with deck mounted basin and mixer tap with integrated black framed mirror located above WC and basin, with integrated shaver socket and lighting — Built in or freestanding double ended bath where applicable — All freestanding and built-in baths complete with handheld shower, fixed showerhead above built-in baths in 3 piece bathrooms. *Please refer to your sales plan for further information — Shower trays with wall fixed shower head and handheld shower — Wall hung WC with concealed cistern — Glazed shower screen with black framing — Black finished electric heated towel bars — Recessed wall niche to shower and/or bath	UTILITIES — Recessed LED floor lighting to balconies and terraces — Recessed LED downlights to all rooms — Recessed LED downlights to bathrooms and en-suites — Underfloor heating with wall mounted controls throughout — Audio/Visual door entry system — Facility for Sky+ multi room to living room and master bedroom with Sky compatible outlets to remaining bedrooms — Telephone data points to living room and all bedrooms — All apartments 1Gb fibre broadband enabled, subject to connection and line rental from Hyperoptic — Low level sockets in white plastic throughout — High level light switches in white plastic throughout SECURITY & PEACE OF MIND — Remainder of 10 year warranty cover under NHBC Buildmark scheme (Refer to sales consultant) — 24 hour on-site concierge service — Access to apartments via colour audio/visual entry system — Multi point locking to entrance doors — Mains supply operated smoke/heat detectors with battery back up — Sprinkler system to all apartments — Manually operated window blinds throughout	RESIDENTS FACILITIES — Concierge Lobby is located in Keybridge Lofts Building, incorporating the residents lobby area — Keybridge Club Lounge is situated on the mezzanine floor overlooking the concierge and lobby featuring informal seating areas, hot desk area and meeting table and includes WIFI internet access — Spa/Gym features a 15 metre swimming pool, sauna, steam room, changing facilities and a range of gym equipment — Basement cycle storage with secure access — Underground car parking with secure access to the residential area (available by separate negotiation) — Darling Associates designed residential lobbies with residential cores served by passenger lifts SUSTAINABLE FEATURES — Rainwater harvesting for landscape irrigation — Green roof to ancillary building for biodiversity — Array of PV cells to the roofs — Mix recycling facilities provided
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UPTOWN AND DOWN RIVER

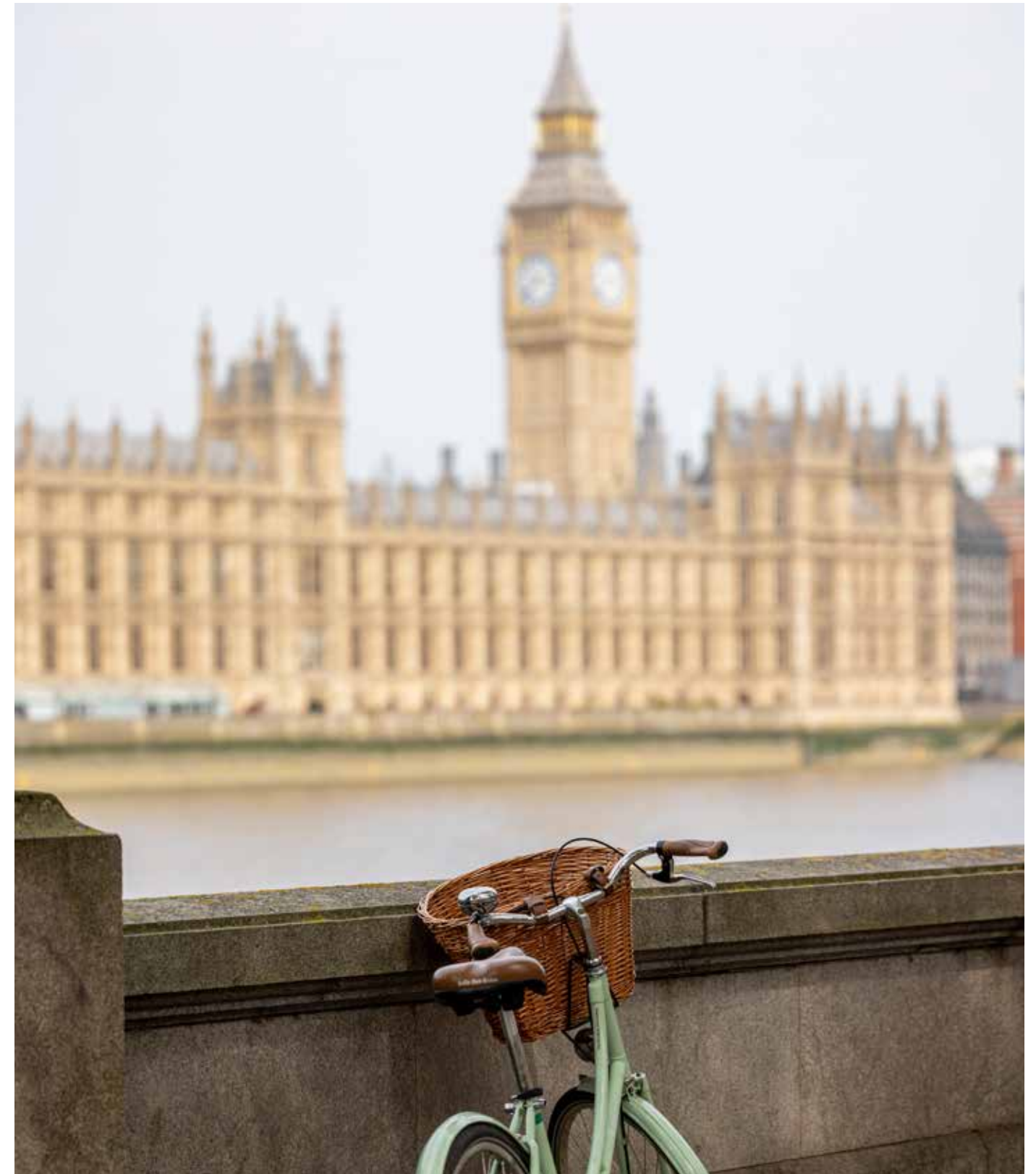
From Keybridge's unique vantage point, central London's delights are close at hand. The capital's unique heritage is right on your doorstep, and whether you're crossing the famous bridges of the Thames, catching the tube from nearby Vauxhall Station or hopping on a bike, see what you can reach in a few short minutes.



Saatchi Gallery, King's Road
Tube 15 mins, Bus 20 mins, Bike 15 mins, Walk 45 mins



Kings Road
Tube 13 mins, Bus 19 mins, Bike 15 mins, Walk 43 mins



Houses of Parliament
Tube 14 mins, Bus 18 mins, Bike 11 mins, Walk 32 mins

Travel time source tube and bus: TfL.gov.uk. All tube and bus journey times are calculated from Vauxhall Underground Station. Travel time source bike and walk: google.co.uk/maps. All journey times are calculated from Keybridge



Battersea Power Station
Tube 4 mins (from Nine Elms Station), Bus 10 mins (from Nine Elms Station), Bike 6 mins, Walk 19 mins

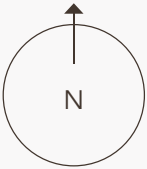


Battersea Park
Tube 18 mins, Bus 12 mins, Bike 11 mins, Walk 35 mins

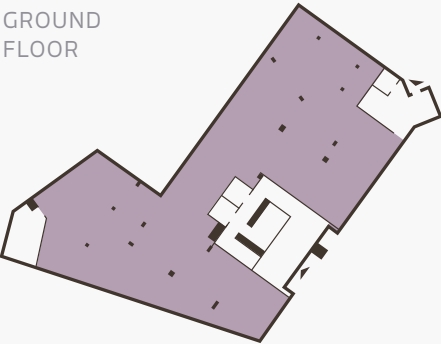
Travel time source tube and bus: TfL.gov.uk. All tube and bus journey times are calculated from Vauxhall Underground Station. Travel time source bike and walk: google.co.uk/maps. All journey times are calculated from Keybridge

7 EXCHANGE GARDENS

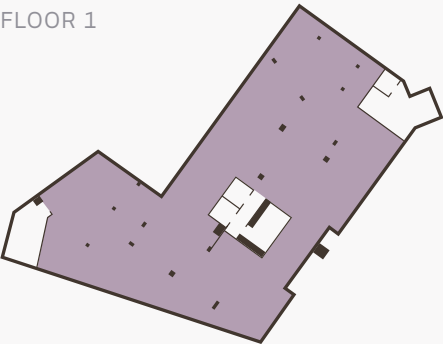
APARTMENT LOCATOR



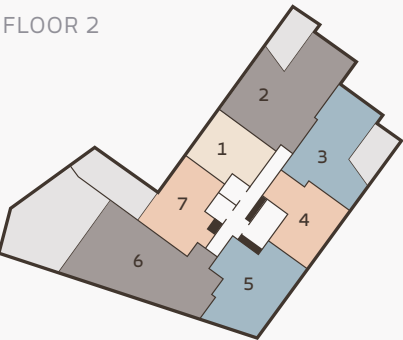
GROUND FLOOR



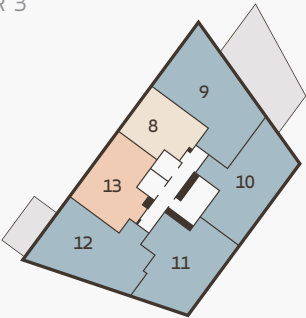
FLOOR 1



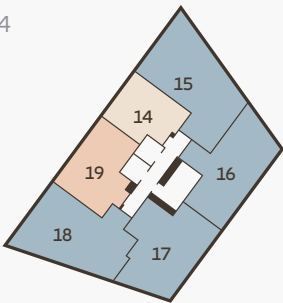
FLOOR 2



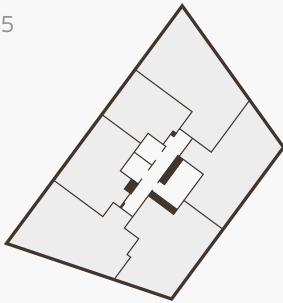
FLOOR 3



FLOOR 4



FLOOR 5



SOLD

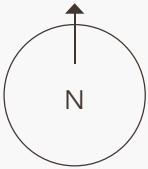
KEY

	STUDIO		1 BEDROOM		2 BEDROOM
	2 BEDROOM DUPLEX		3 BEDROOM		3 BEDROOM DUPLEX
	PLANT AREA		OFFICE/COMMERCIAL SPACE		

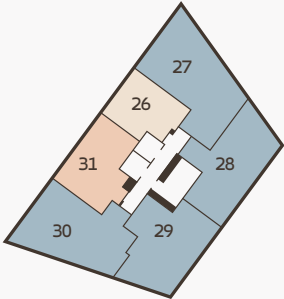
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7 EXCHANGE GARDENS

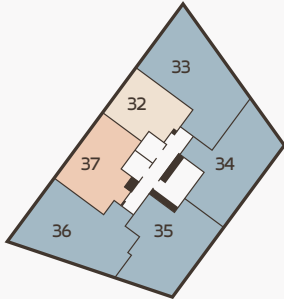
APARTMENT LOCATOR



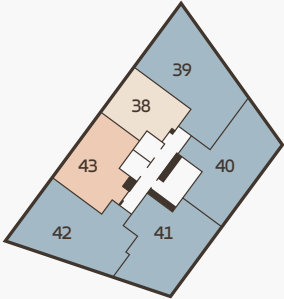
FLOOR 6



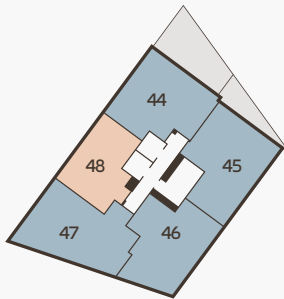
FLOOR 7



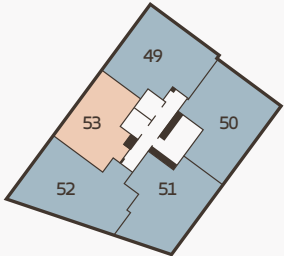
FLOOR 8



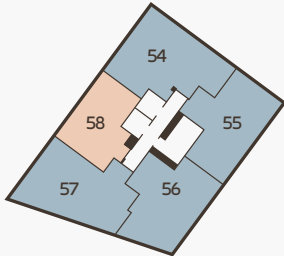
FLOOR 9



FLOOR 10

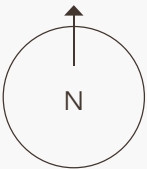


FLOOR 11

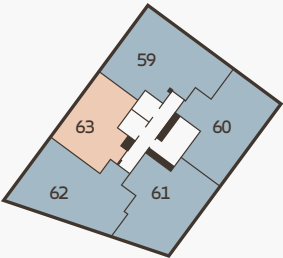


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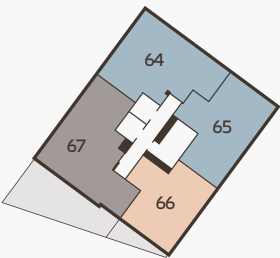
APARTMENT LOCATOR



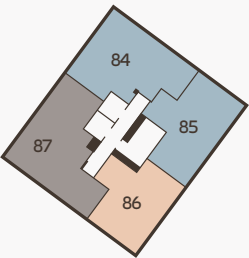
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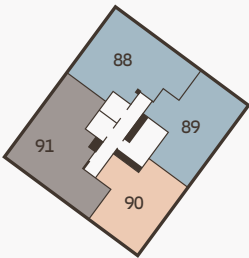
FLOOR 13



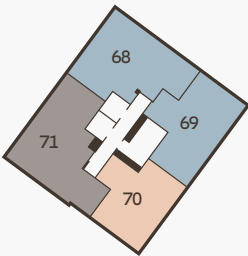
FLOOR 18



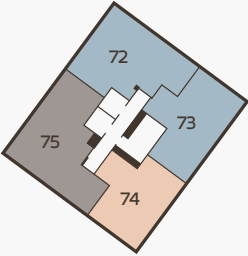
FLOOR 19



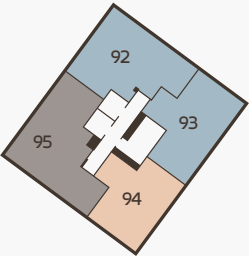
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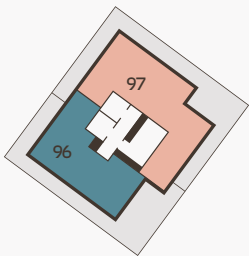
FLOOR 15



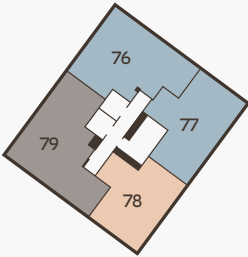
FLOOR 20



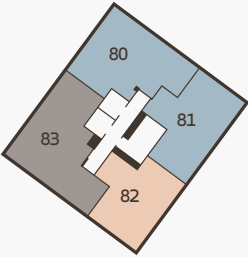
FLOOR 21



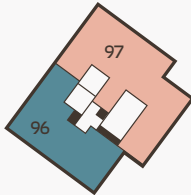
FLOOR 16



FLOOR 17



FLOOR 22



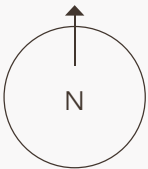
KEY

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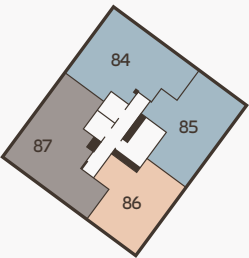
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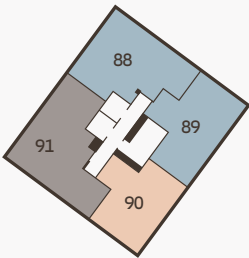
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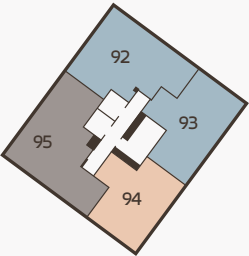
FLOOR 18



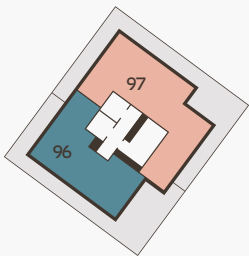
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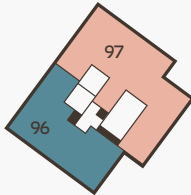
FLOOR 20



FLOOR 21



FLOOR 22





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