

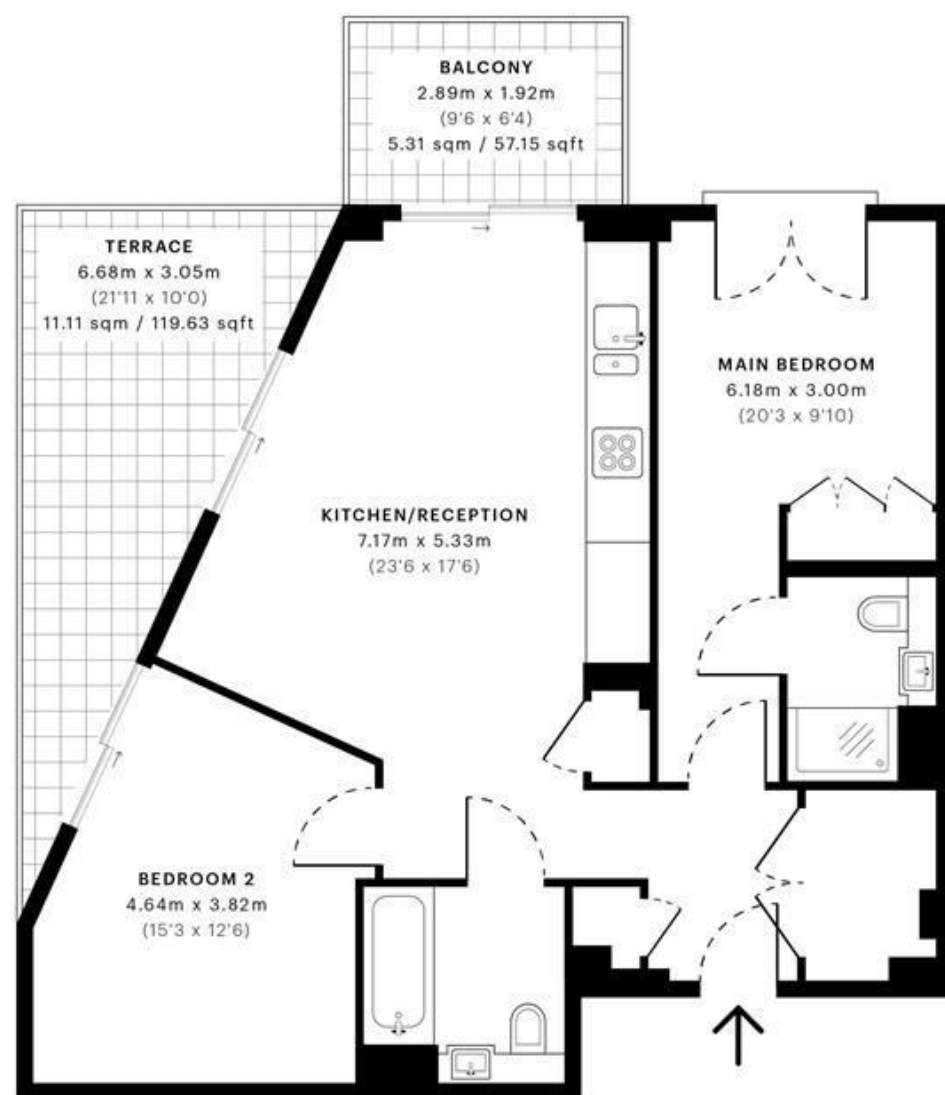


Keybridge Capital, SW8

CAPTURE DATE: 12/03/2021 LASER SCAN POINTS: 2,582,205

GROSS INTERNAL AREA

73.59 sqm / 792.12 sqft



— Tenth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
73.59 sqm / 792.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.02 sqm / 742.93 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
16.42 sqm / 176.74 sqft

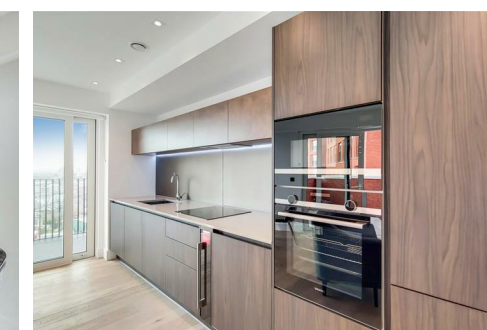
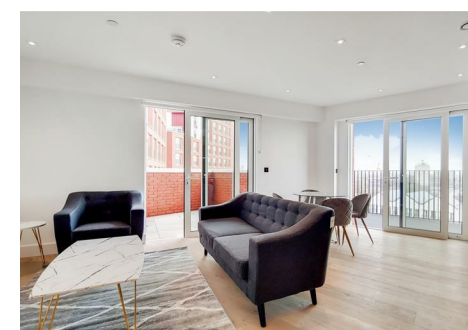
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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 - 89.36 sqm / 961.88 sqft
IPMS 3C RESIDENTIAL - 86.04 sqm / 926.13 sqft

SPEC ID: 60465247573a880dc9c52a51



Keybridge Capital, Vauxhall

£3,300 PCM

- Two double bedrooms
- Open plan living/kitchen/dining area
- Far reaching views
- cycle storage
- 10th Floor apartment
- Private balcony & terrace
- 24 hour concierge service
- Access to additional outdoor terrace space

Keybridge Capital, Vauxhall

We are proud to offer for rent this stunning, two bedroom apartment offering two private balconies situated in the exclusive Keybridge development.

 2

 2

 1

 B

Council Tax Band: F



This exciting modern 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.

The stunning apartment situated on the 10th floor of this development 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, car parking (spaces available by separate negotiation). There is communal outside space for residents to enjoy in the form of two residents terraces, one accessible from the same floor as this apartment and another from floor 5.

The spacious accommodation offers a stunning open planned living space measuring just over an impressive 7.1 by 5.3 meters, allowing the occupier to easily accommodate a sofa suite and dining area. The main living area benefits from direct access to the apartments private terrace and balcony where you can entertain or enjoy drinks/dinner into the late afternoon and early evening. The sleek, modern kitchen benefits from an integrated fridge/freezer, wine cooler and dishwasher. The living space has been well designed with engineered wood flooring and full height doors and windows allowing the natural light to flood into the apartment.

Further accommodation includes two double bedrooms; the master enjoying an inbuilt triple wardrobe, Juliette balcony and stunning en-suite shower room and second bedroom benefitting from direct access to the apartments private roof terrace. There is also a spacious, contemporary family bathroom with plenty of integrated storage, rain shower, additional hand shower over bath and combination of mood/overhead spot lighting.

Available Now

Part - Furnished

EPC Rating - B85

Council Tax Band - F

1 Week Holding Deposit - £761.53
5 Week Total Deposit - £3807.69

Kitchen/ Dining Room
23'6" x 17'6"

Bedroom
20'3" x 9'10"

Bedroom
15'3" x 12'6"

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.