



Keybridge Tower, Exchange Gardens

Asking Price £649,950

A beautifully presented, one bedroom, one bathroom apartment available in Keybridge Tower. The apartment benefits from an open plan kitchen living area with a fully integrated high spec kitchen, a spacious bedroom with ample storage and stylish bathroom. Residents can also enjoy the on-site gym and swimming pool.

Excellent location, the development resides close to Vauxhall and Nine Elms Stations providing quick and easy access to central London.

Approximately 991 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: E (Lambeth)

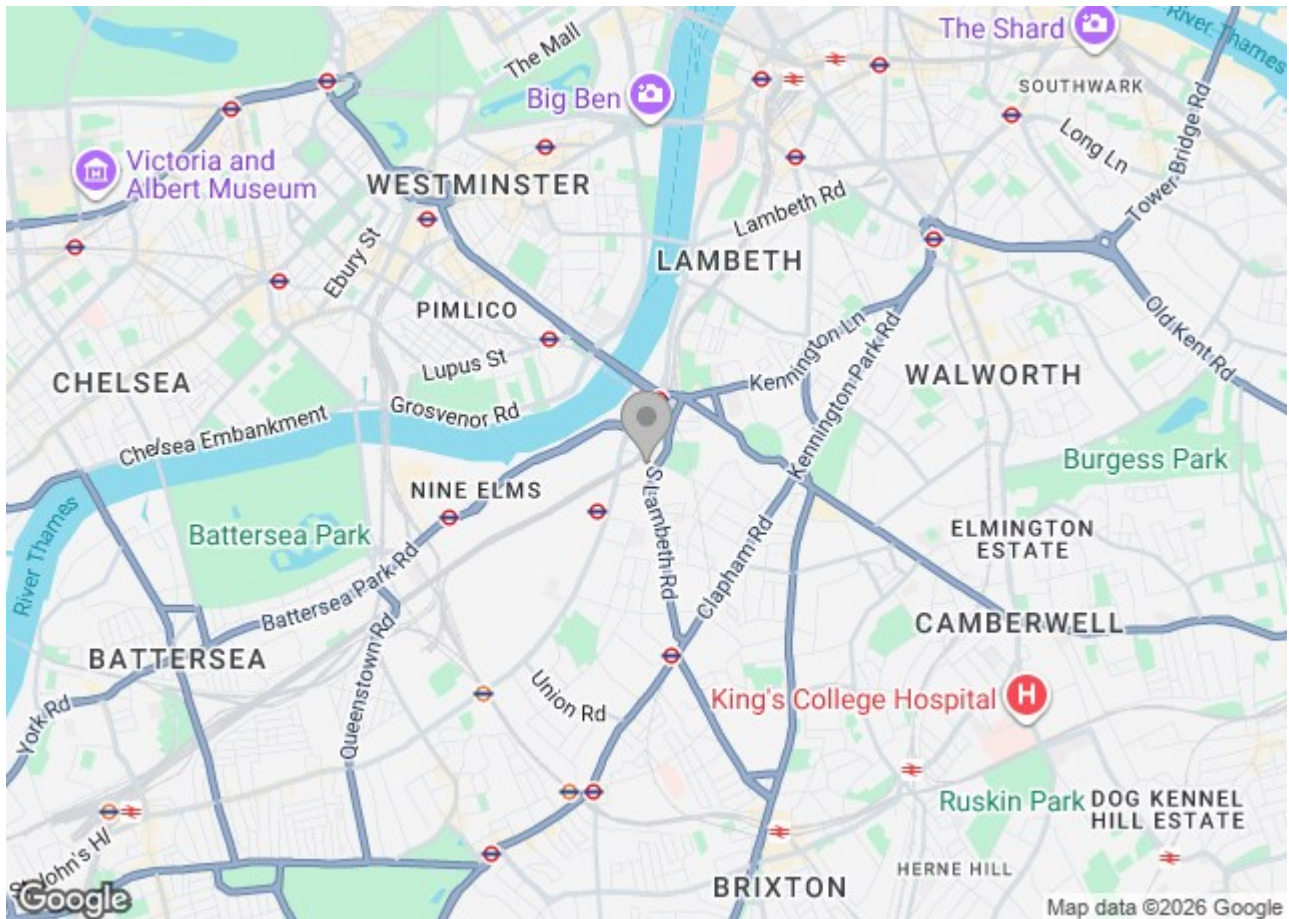
Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp
| Lift Access | No Parking | Cladding: EWS1 Certificate available

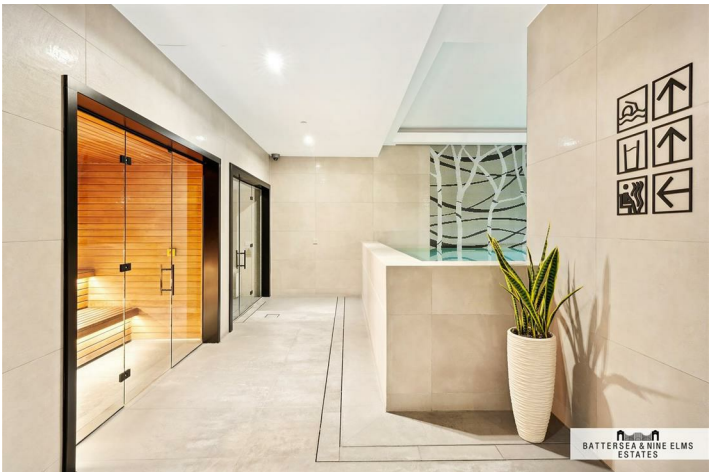
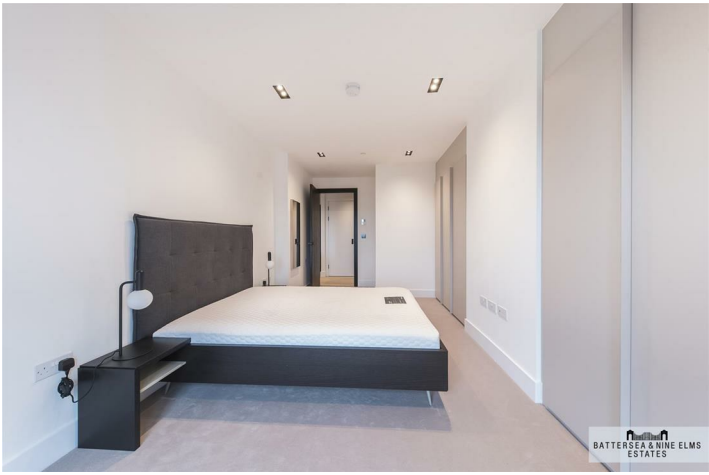
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

1 Exchange Gardens London



- One bedroom
- One bathroom
- Swimming Pool
- Gym
- Excellent transport links

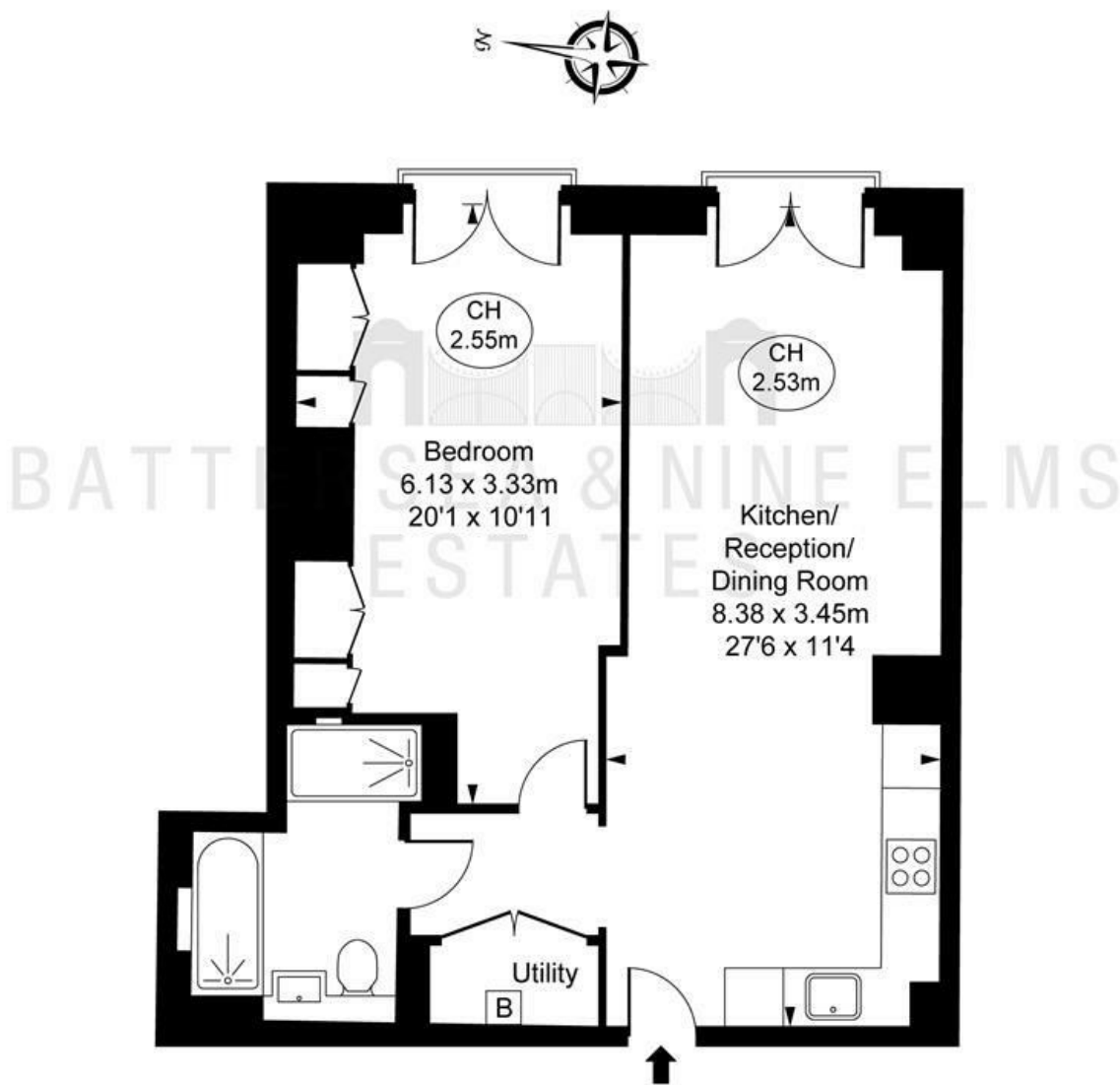




Keybridge Tower,
Exchange Gardens, SW8

Approximate Gross Internal Area
56.16 sq m / 604 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	