



Exchange Gardens
London, SW8





Set on one of the upper floors of the highly regarded Exchange Gardens development in Vauxhall, this beautifully proportioned one-bedroom apartment offers approximately 548 sq ft (51 sq m) of bright and well-planned accommodation, complemented by a private balcony.

The apartment enjoys a particularly light and airy feel, with its elevated position and generous windows creating a wonderful sense of space throughout. The accommodation comprises a contemporary open-plan kitchen and living area with direct access to the private balcony, a spacious double bedroom quietly positioned away from the main living space, and a modern bathroom. Useful storage further enhances the practicality of the apartment.

Residents of Exchange Gardens benefit from an impressive range of hotel-style facilities, including a 24-hour concierge, residents' gym, 15-metre swimming pool, sauna and steam room.

The development is exceptionally well connected, with both Vauxhall and Nine Elms stations within easy walking distance, providing access to the Victoria and Northern Underground lines, as well as National Rail services from Vauxhall. The property is also ideally positioned for the extensive range of cafés, restaurants, shops and riverside attractions in Vauxhall and Nine Elms. Vauxhall Park is nearby, while the River Thames and Battersea Power Station are also within easy reach.

- Large one bedroom apartment
- Private Balcony
- Great Far-Reaching Views
- 24hr Concierge
- Close to Vauxhall Underground Station
- No chain

Guide Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 990 years 11 months

Service Charge: TBC

Ground Rent: TBC

Local Authority: Lambeth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

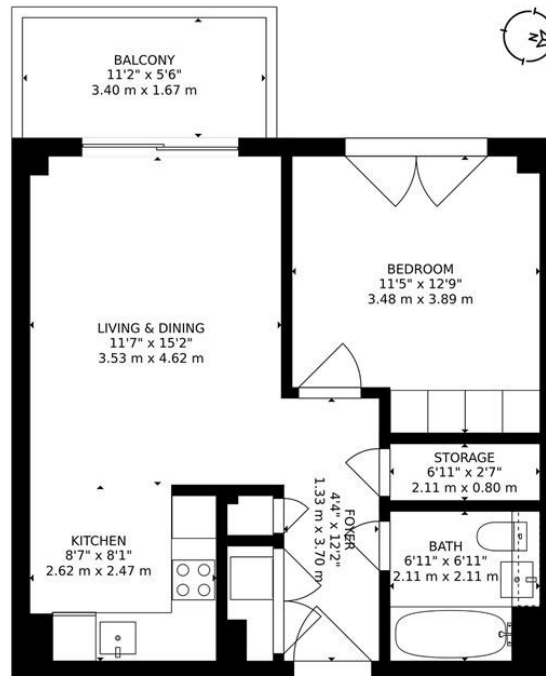
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Exchange Gardens, SW8
1 bedroom apartment



Approx. Internal Area
548 Sqft / 51 Sqm
(excl. balcony)



Illustration for identification purposes only.
Measurements are approximate. Not to scale.

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