

Keybridge Tower, 1 Exchange Gardens, SW8

Asking Price £750,000

An exceptional two-bedroom, two-bathroom apartment extending to approximately 1,050 sq ft (97.54 sq m), complete with parking, situated within the prestigious Keybridge Tower development in the heart of Nine Elms.

This beautifully presented apartment offers an outstanding combination of generous living space, contemporary design and sophisticated city living, with an abundance of natural light throughout.

The impressive open-plan reception, dining and kitchen area provides a wonderful space for both relaxing and entertaining. Featuring expansive floor-to-ceiling glazing, elegant wooden flooring and a sleek, fully integrated kitchen with modern appliances, the apartment has been thoughtfully designed for contemporary living.

Both bedrooms are generously proportioned and benefit from excellent natural light and fitted storage. The principal bedroom enjoys the added luxury of an en-suite bathroom, while a second contemporary bathroom serves the additional bedroom and guests.

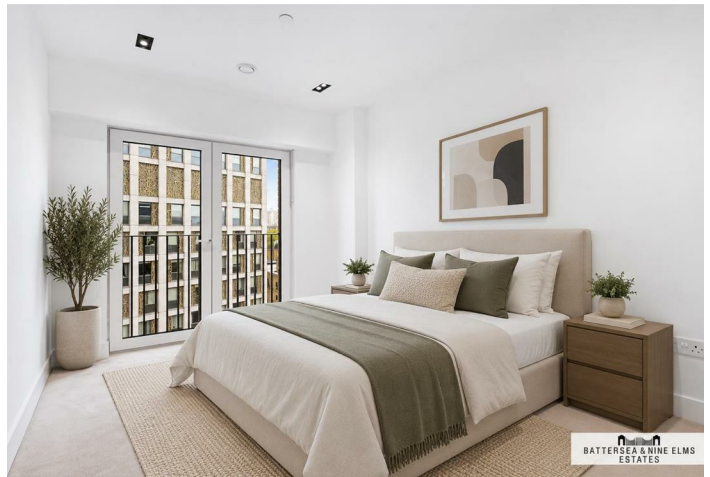
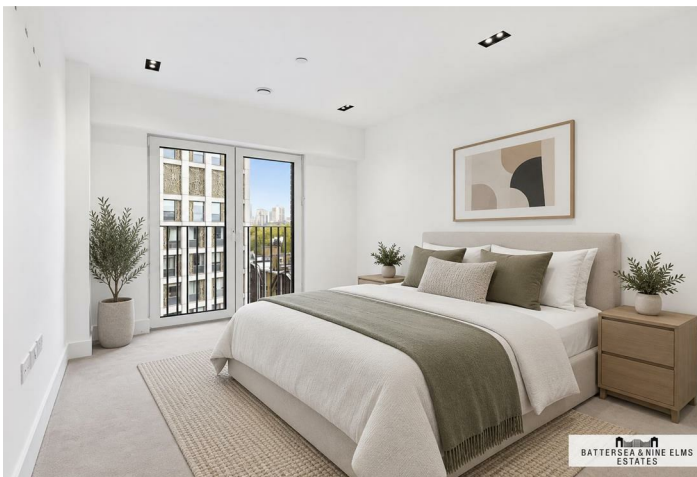
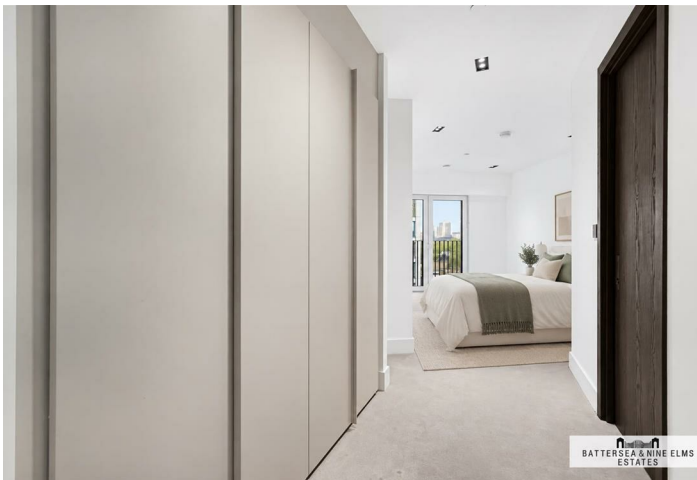
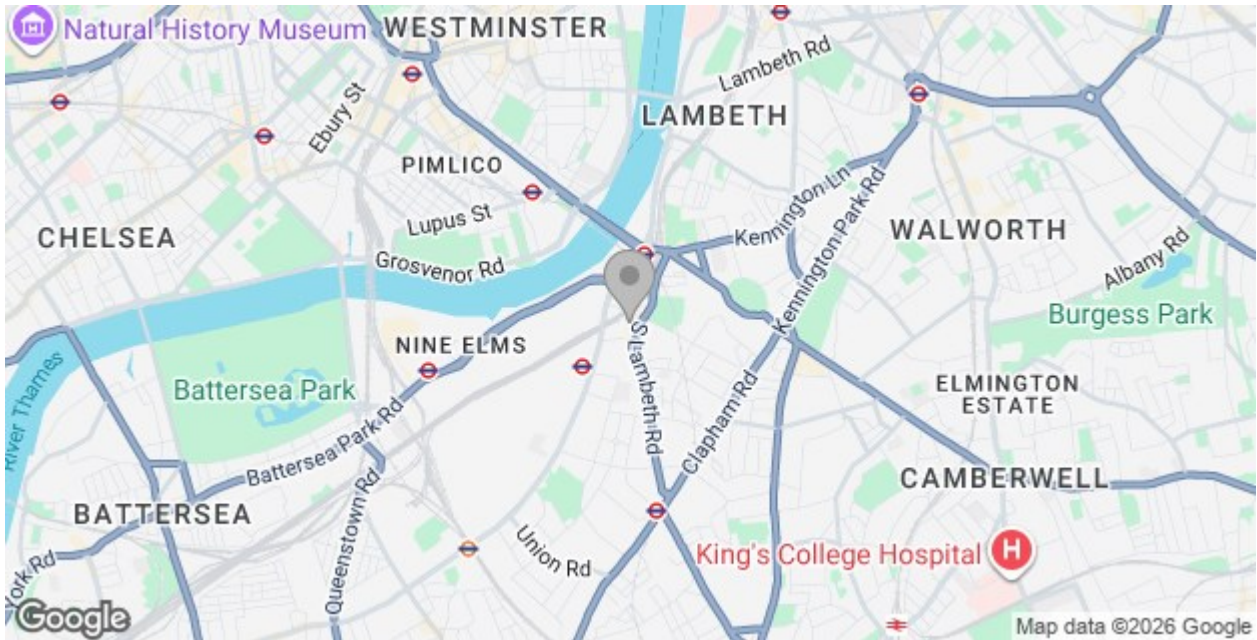
Further benefits include a separate utility room, excellent storage throughout and the valuable addition of parking, a particularly desirable feature in this sought-after central London location.

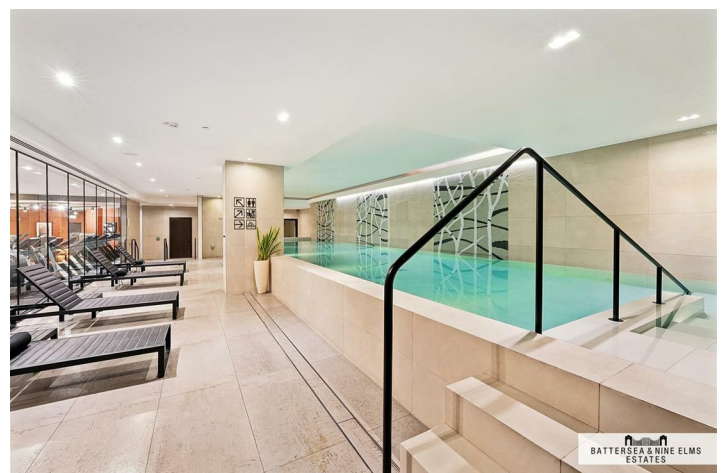
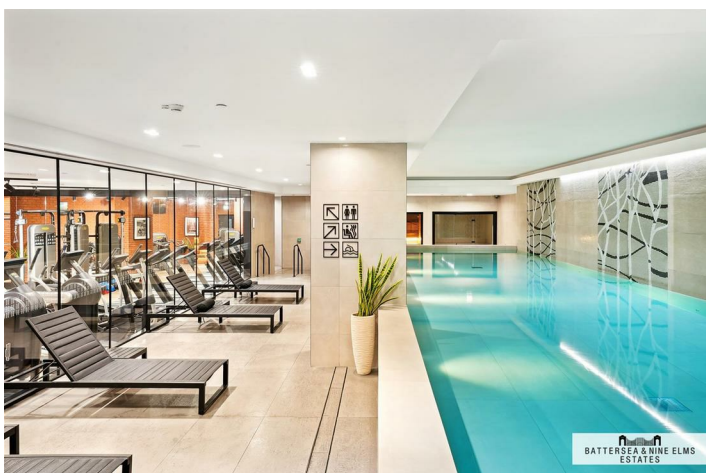
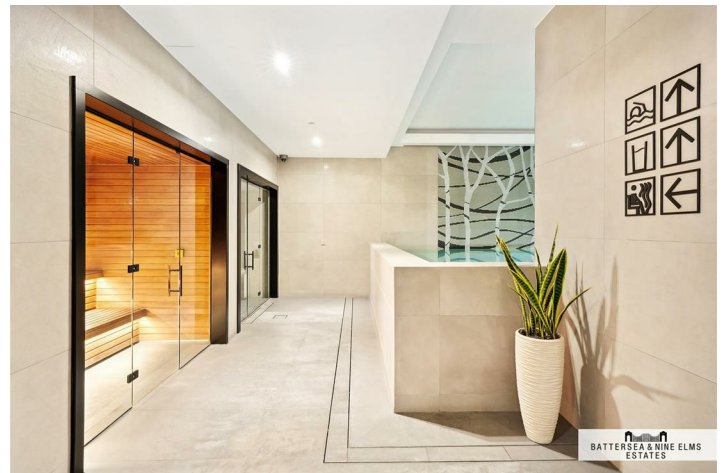
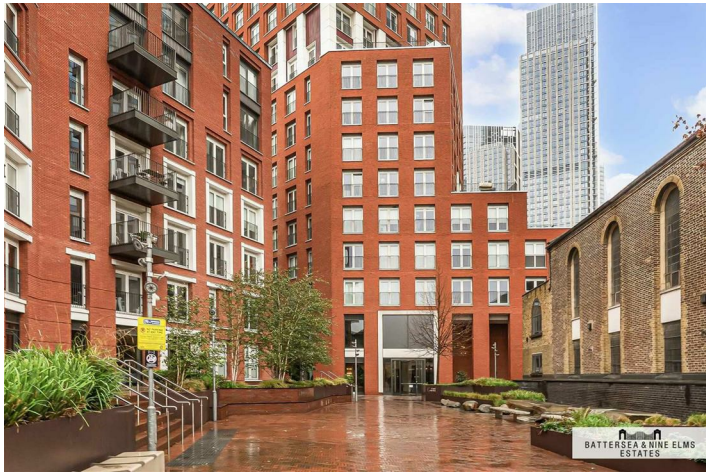
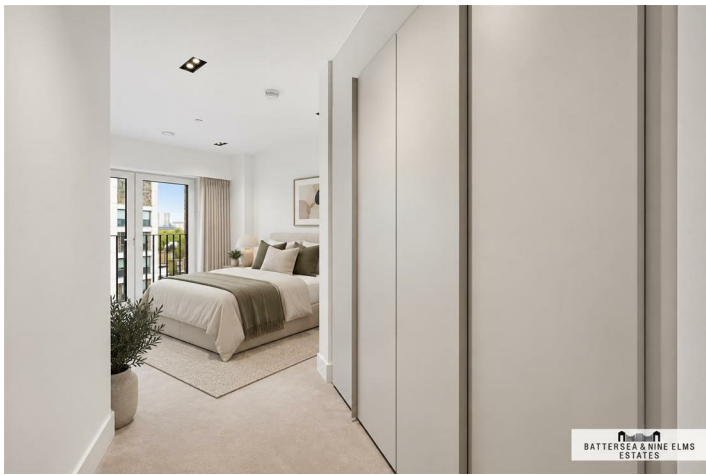
Keybridge Tower is an impressive residential development offering residents access to a range of exclusive amenities, including a 24-hour concierge, leisure facilities and beautifully landscaped communal spaces.

Perfectly positioned in the vibrant Nine Elms regeneration area, the development is within easy reach of Vauxhall Underground and National Rail stations, Battersea Power Station, the River Thames and an excellent selection of restaurants, cafés and local amenities.

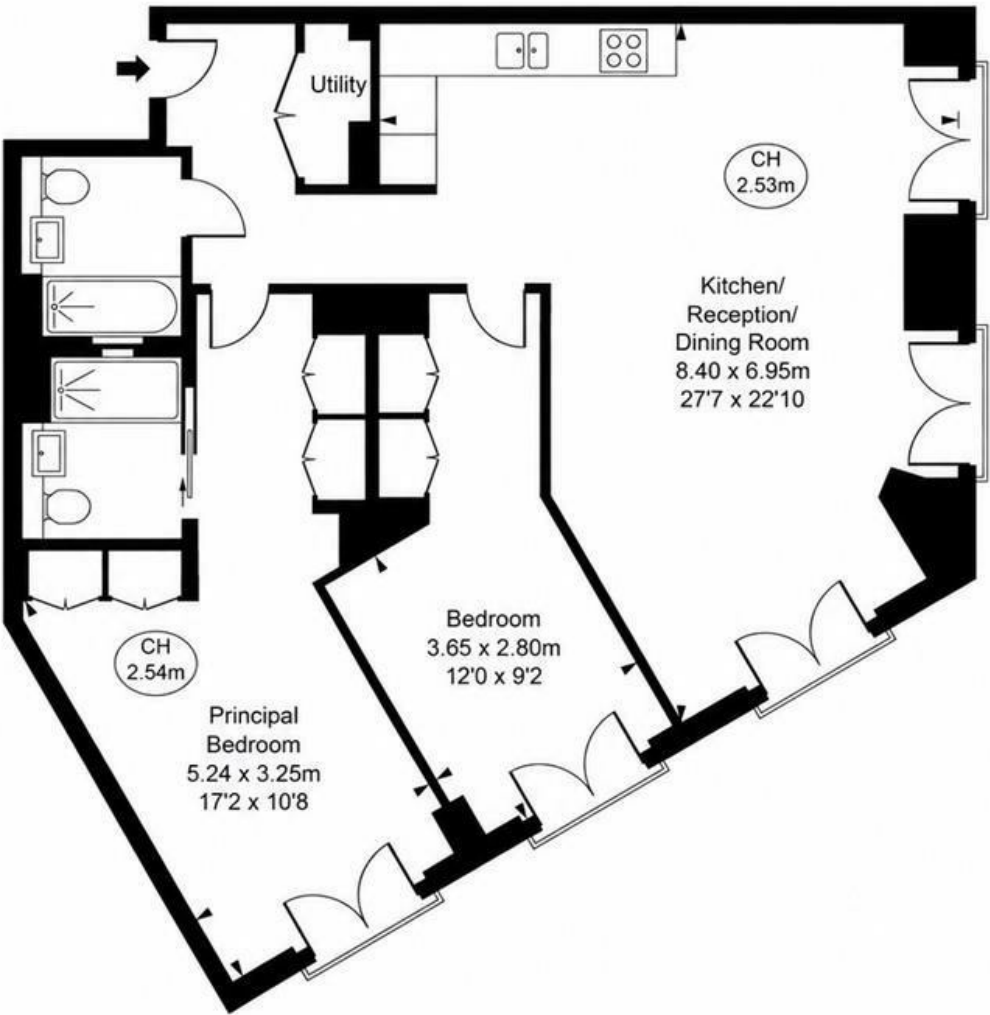


- Approximately 1,050 sq ft (97.54 sq m)
- Two spacious double bedrooms
- Two contemporary bathrooms
- Generous open-plan living and dining area
- Modern fully integrated kitchen area
- Floor-to-ceiling glazing
- Separate utility room
- Excellent built-in storage
- Parking included
- Excellent transport connections





Keybridge Tower,
Exchange Gardens, SW8
Approximate Gross Internal Area
97.54 sq m / 1,050 sq ft
(CH = Ceiling Heights)



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 firms 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	