



## Keybridge, 2 Exchange Gardens, London Offers In Excess Of £550,000

Welcome to this modern apartment in Keybridge, spanning an impressive 611 square feet, this property offers a comfortable and stylish living space, perfect for individuals or couples seeking a contemporary home in the heart of the capital.

Upon entering, you will find a well-appointed reception room that serves as the ideal space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The apartment features one spacious bedroom. The modern bathroom is designed with both functionality and style in mind.

The location of this apartment is truly exceptional, offering easy access to a variety of local amenities, including shops, restaurants, and public transport links. Living in this area means you can enjoy the best of London living, with everything you need right at your doorstep.

Approximately 992 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 Council)

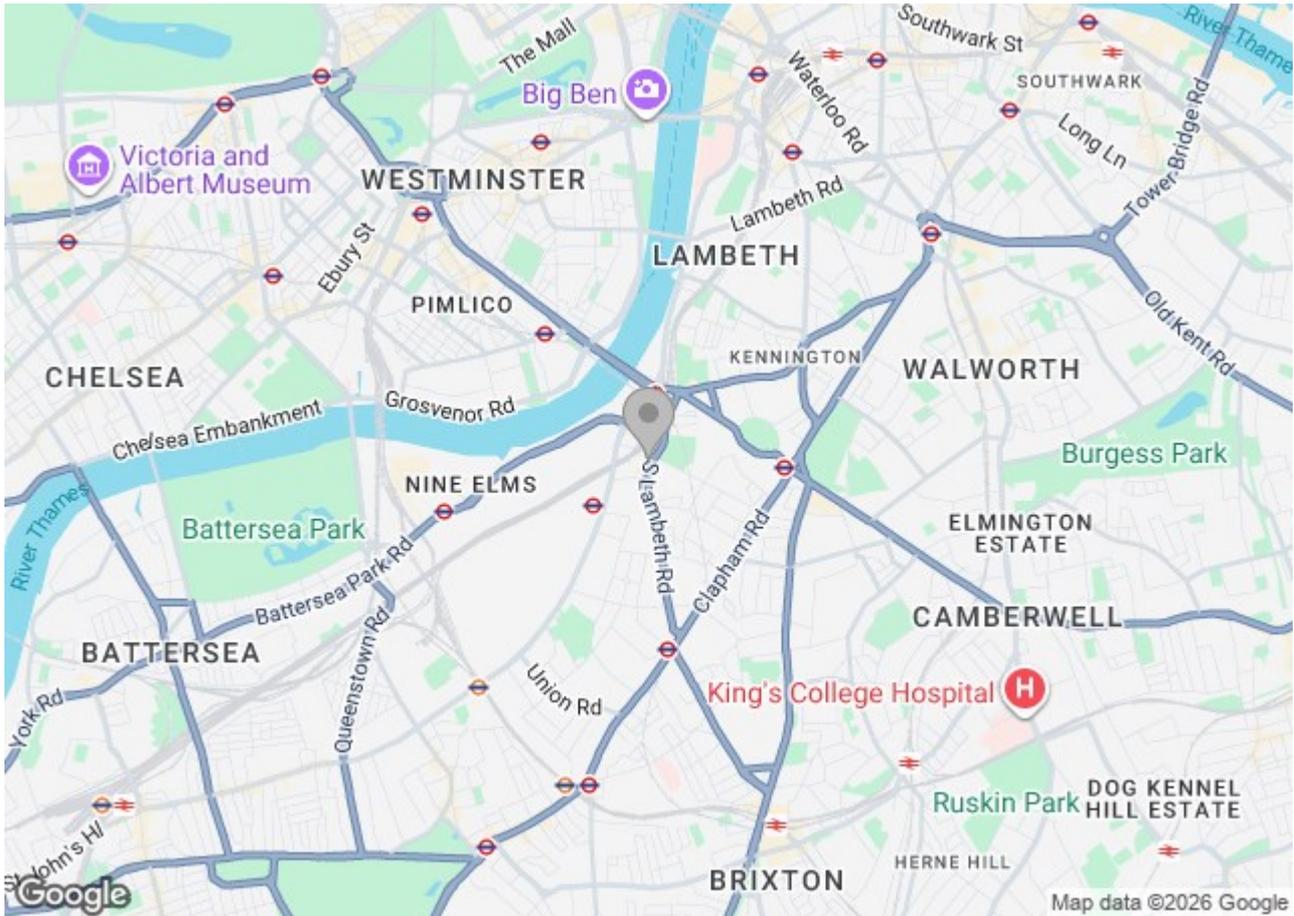
Electricity supply – Mains | Heating- Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| Lift Access

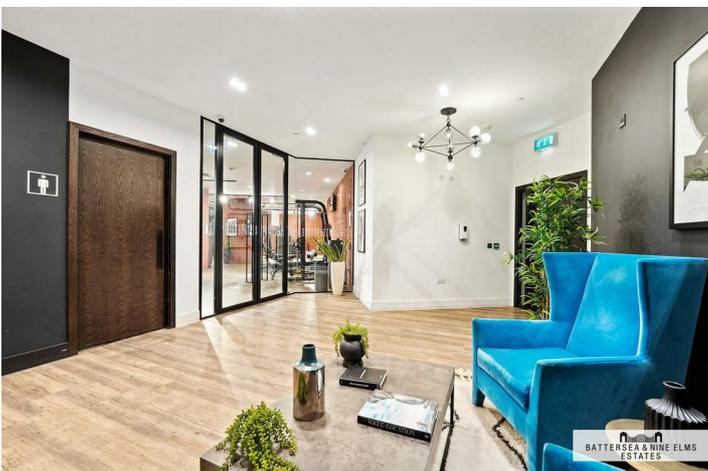
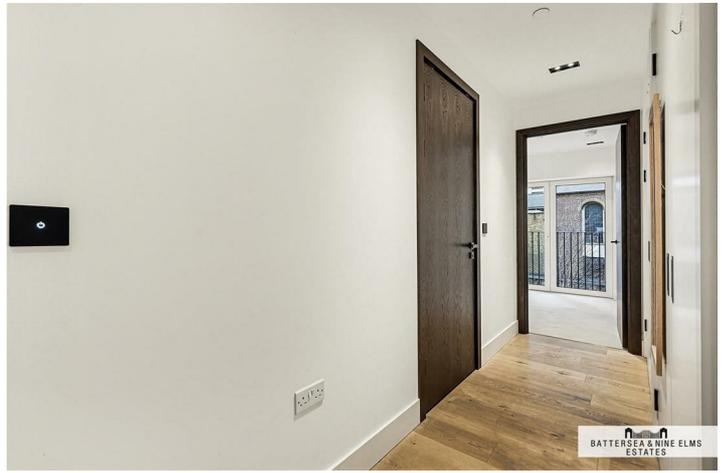
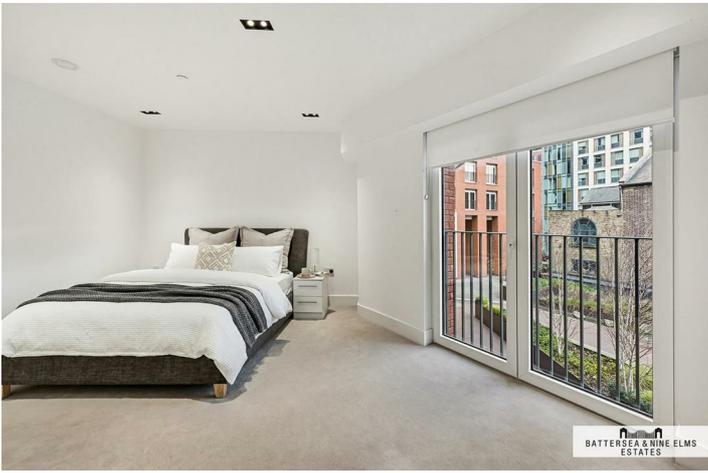
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

## 2 Exchange Gardens London



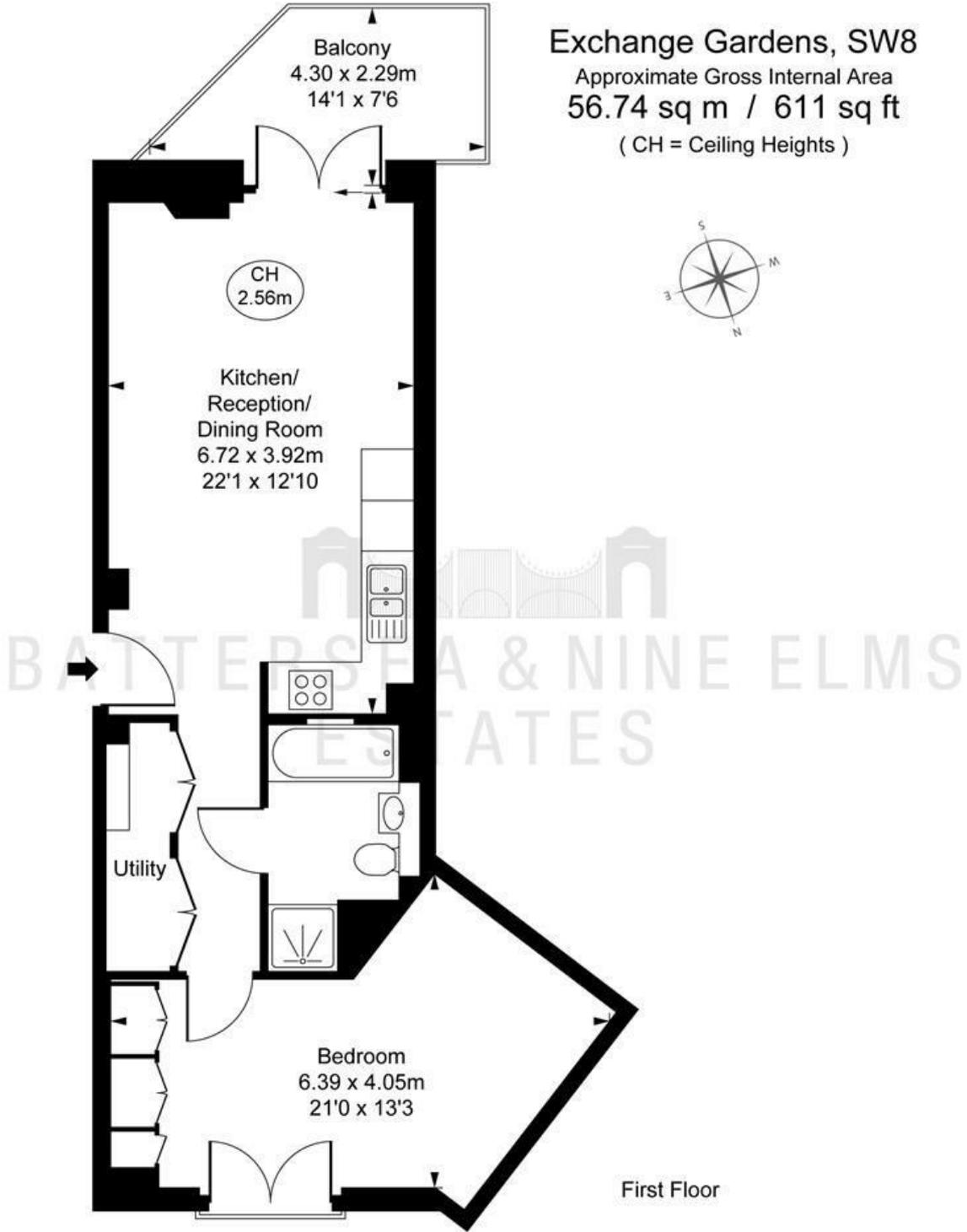
- One bedroom
- One bathroom
- 24 hour concierge
- Residents gymnasium
- Residents swimming pool





Floor Plan

**Exchange Gardens, SW8**  
 Approximate Gross Internal Area  
**56.74 sq m / 611 sq ft**  
 ( CH = Ceiling Heights )



First Floor

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-81) <b>B</b>
(69-80) <b>C</b>			(55-69) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC