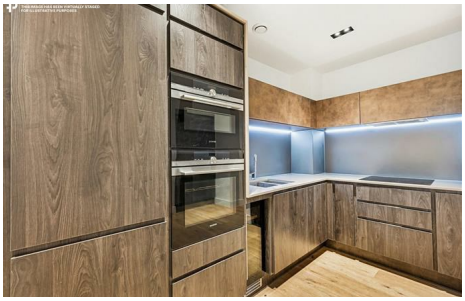
BATTERSEA & NINE ELMS ESTATES

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+44 (0)207 720 6089









## Keybridge, 2 Exchange Gardens, London

## Asking Price £475,000

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.

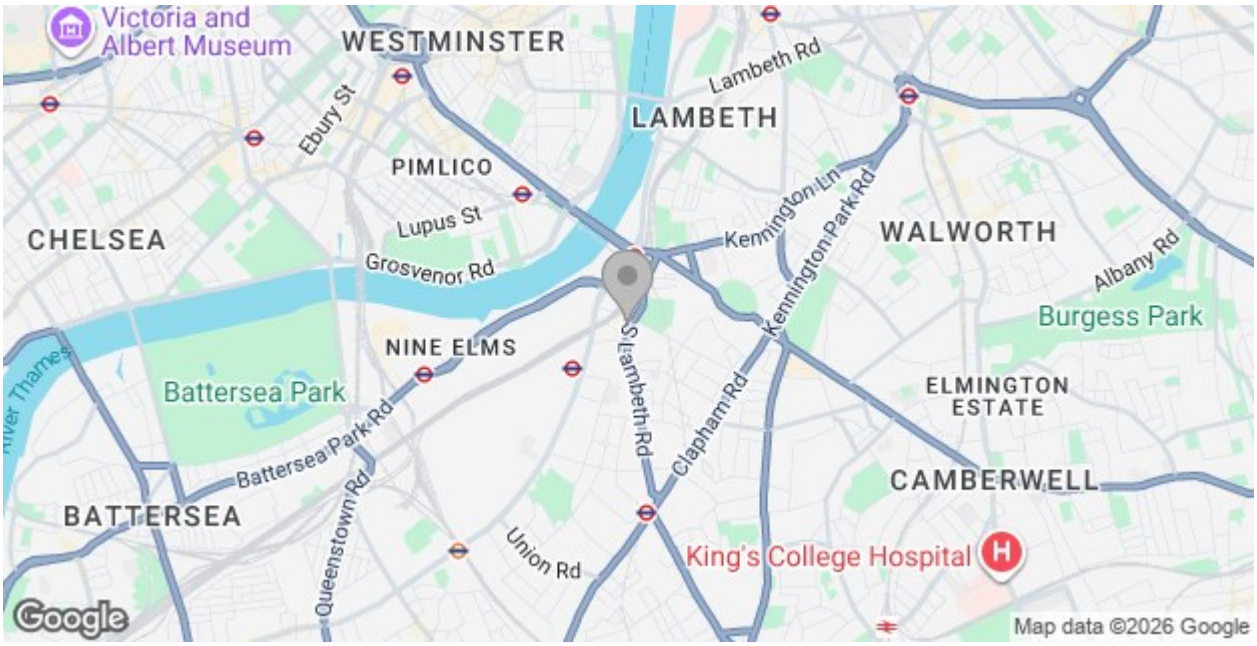
Approximately 992 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: E (Lambeth Council)

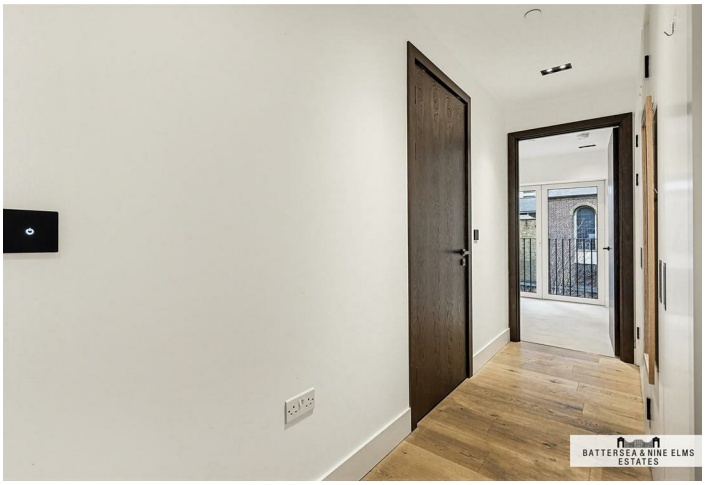
Electricity supply – Mains | Heating- Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

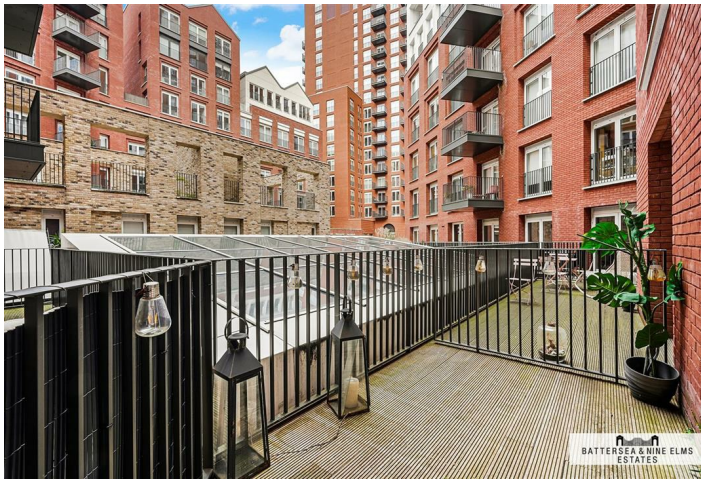
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

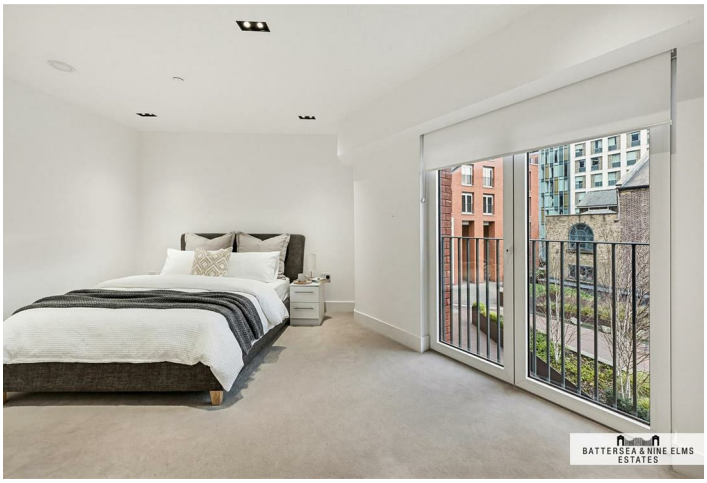
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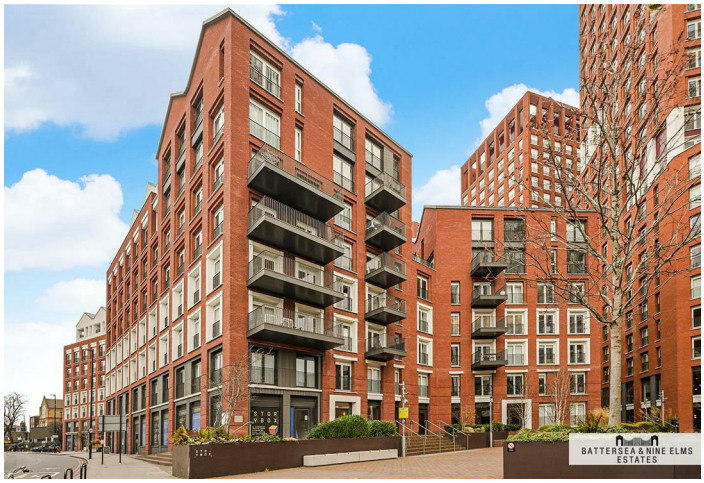
- One bedroom
- One bathroom
- 24 hour concierge
- Residents gymnasium
- Residents swimming pool



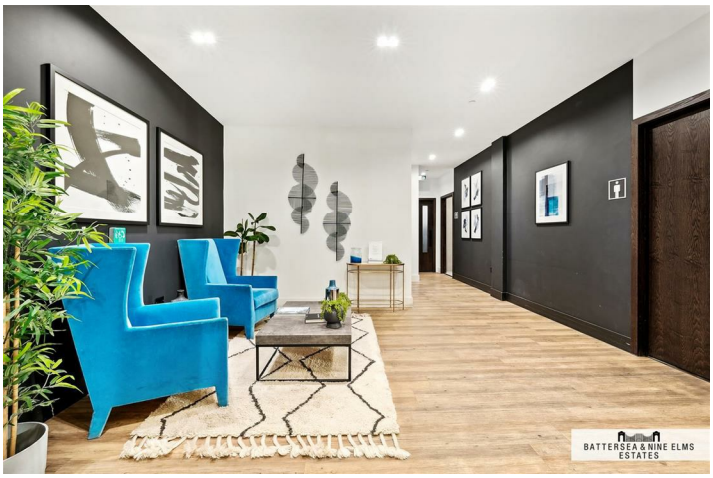









28 Ponton Road, London, SW11 7BA

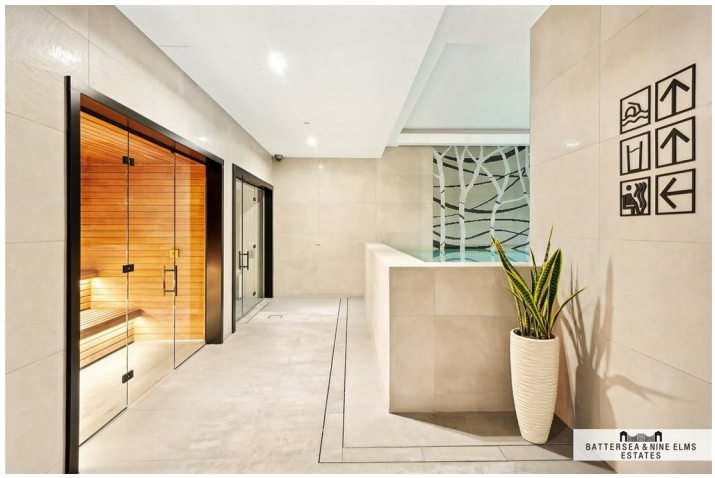


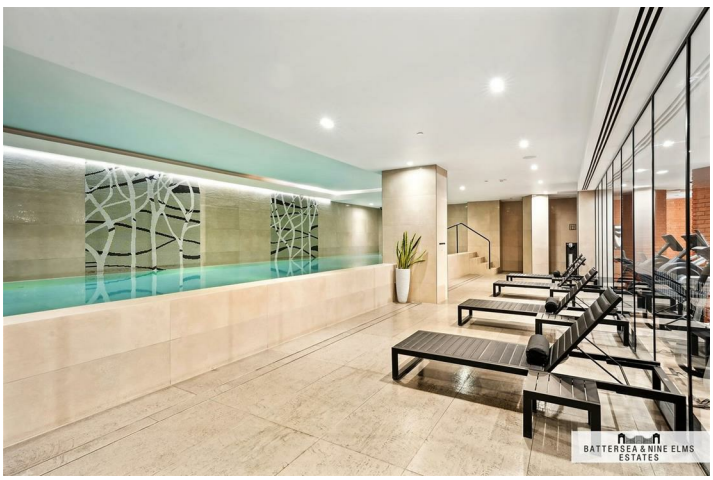


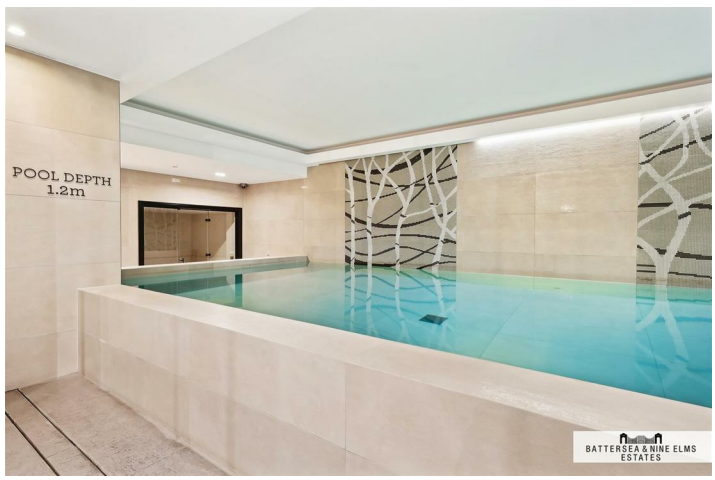











POOL DEPTH
1.2m

Floor Plan




## Exchange Gardens, SW8

Approximate Gross Internal Area

56.74 sq m / 611 sq ft

( CH = Ceiling Heights )

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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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