



## Keybridge Tower, Exchange Gardens

**Asking Price £635,000**

**PARKING AND BASEMENT STORAGE UNIT!** Welcome to this well maintained, 1 bed apartment located in the prestigious Keybridge Tower, benefiting from a parking space and basement storage unit. This delightful property boasts far-reaching views and a well-designed layout, offering a generous living space of 604 square feet.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere. The apartment features one generously sized bedroom, with stunning views. The bathroom is thoughtfully designed, including a bath/shower combo as well as a separate shower unit.

One of the standout features of this property is the convenience of parking for one vehicle, as well as a storage unit next to it - a rare find in such a central location. Keybridge Tower is known for its modern architecture and high-quality finishes, making it an ideal choice for those seeking contemporary living in a thriving community.

Residents at Keybridge enjoy a range of high class amenities including 24hr concierge, gym, swimming pool, sauna and steam room.

With its prime location, residents can enjoy easy access to local amenities, transport links, and green spaces, making it a perfect home for professionals and couples alike. This apartment presents an excellent opportunity to experience urban living at its finest.

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)

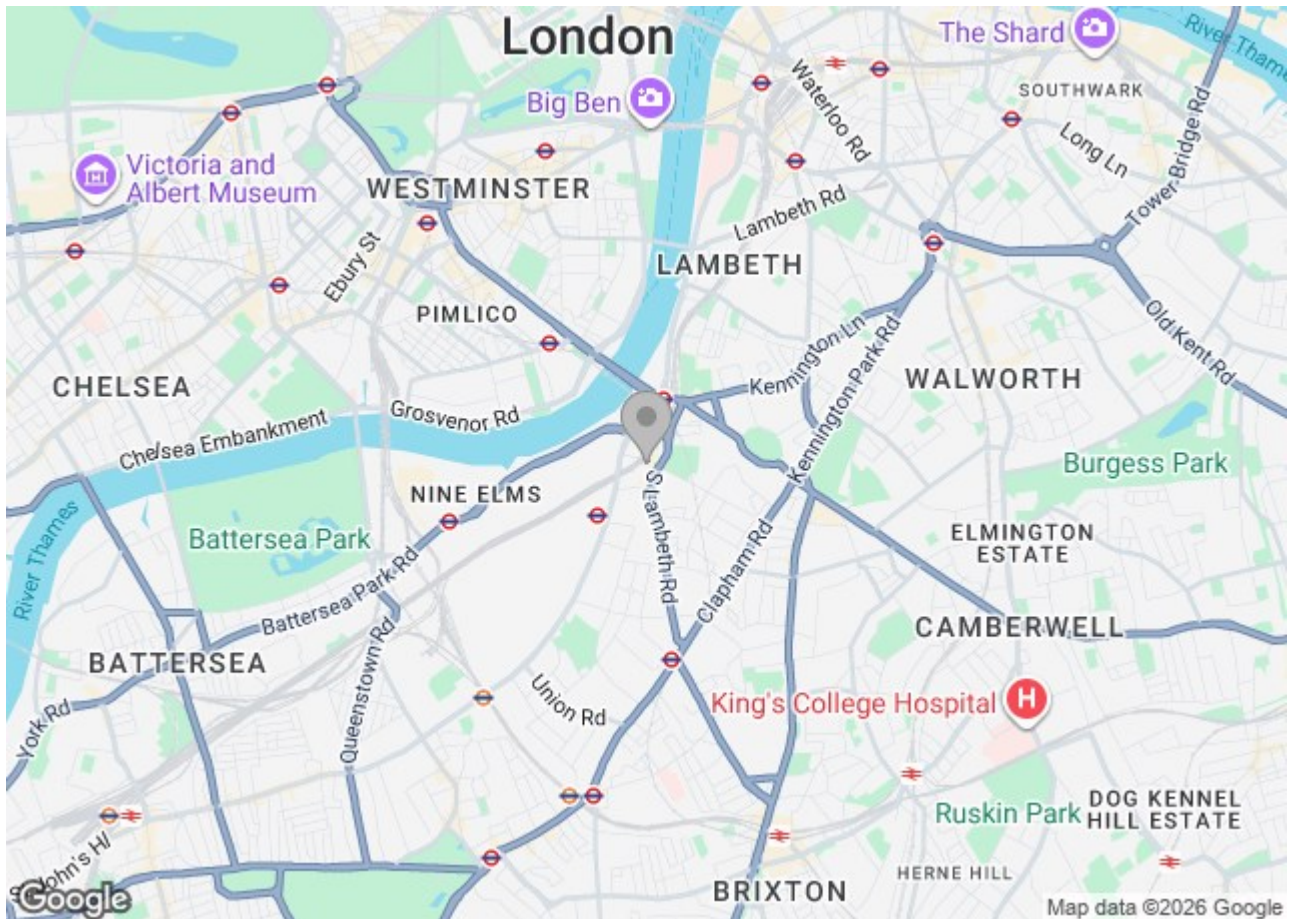
Electricity supply – Mains | Heating- Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| Lift Access | Secure Parking

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

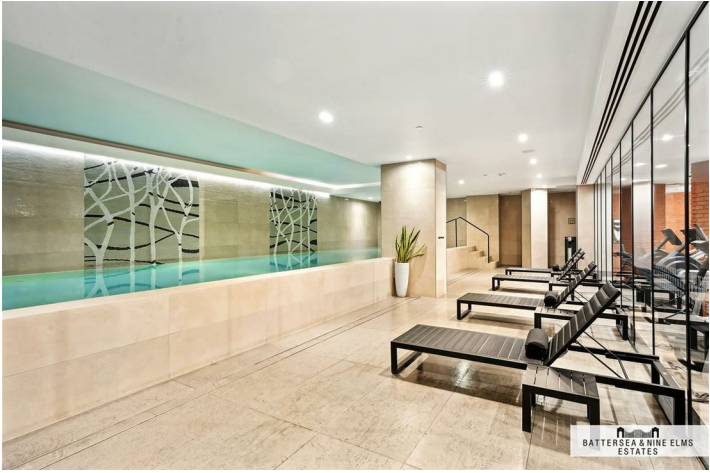
# 1 Exchange Gardens London



- One bedroom
- One bathroom
- Stunning views
- Secure underground parking

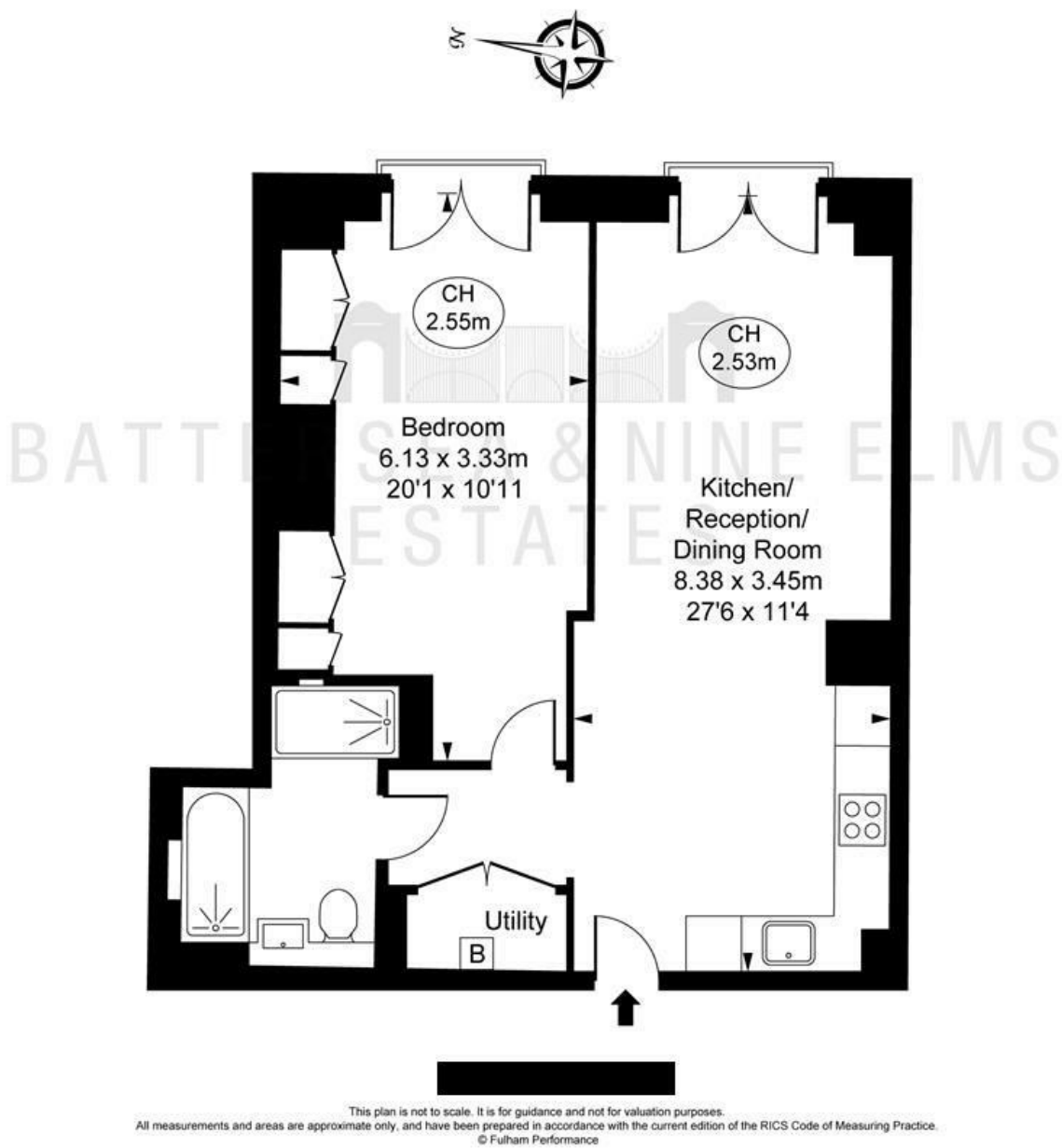








Keybridge Tower,  
Exchange Gardens, SW8  
Approximate Gross Internal Area  
56.16 sq m / 604 sq ft  
( CH = Ceiling Heights )



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