



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

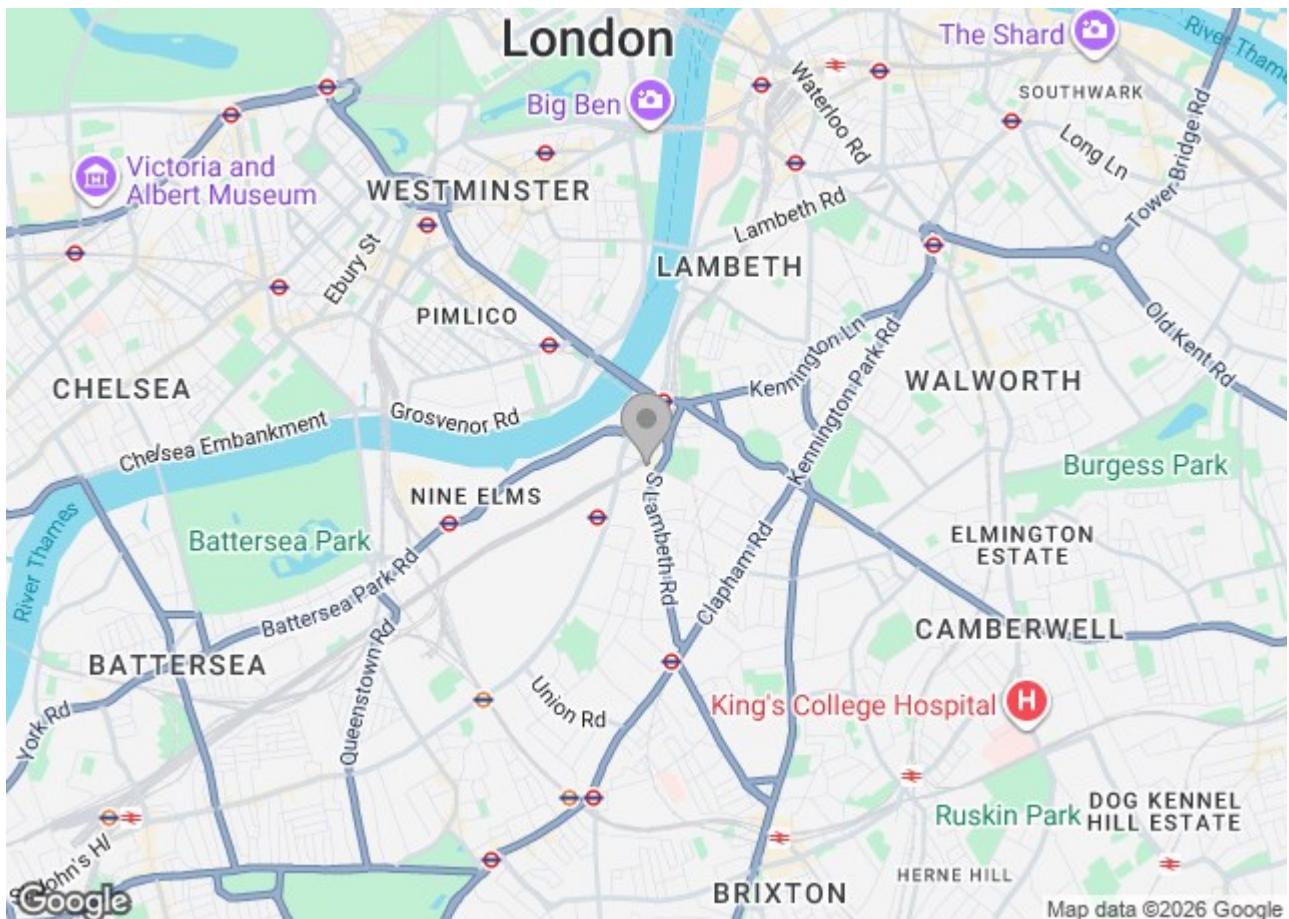
To check broadband and mobile phone coverage please visit Ofcom

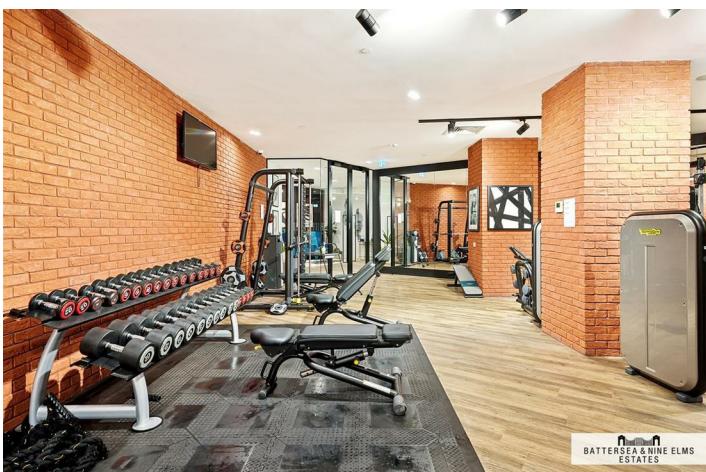
To check planning permission please visit Lambeth Council Website, Planning & Building Control

1 Exchange Gardens London



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

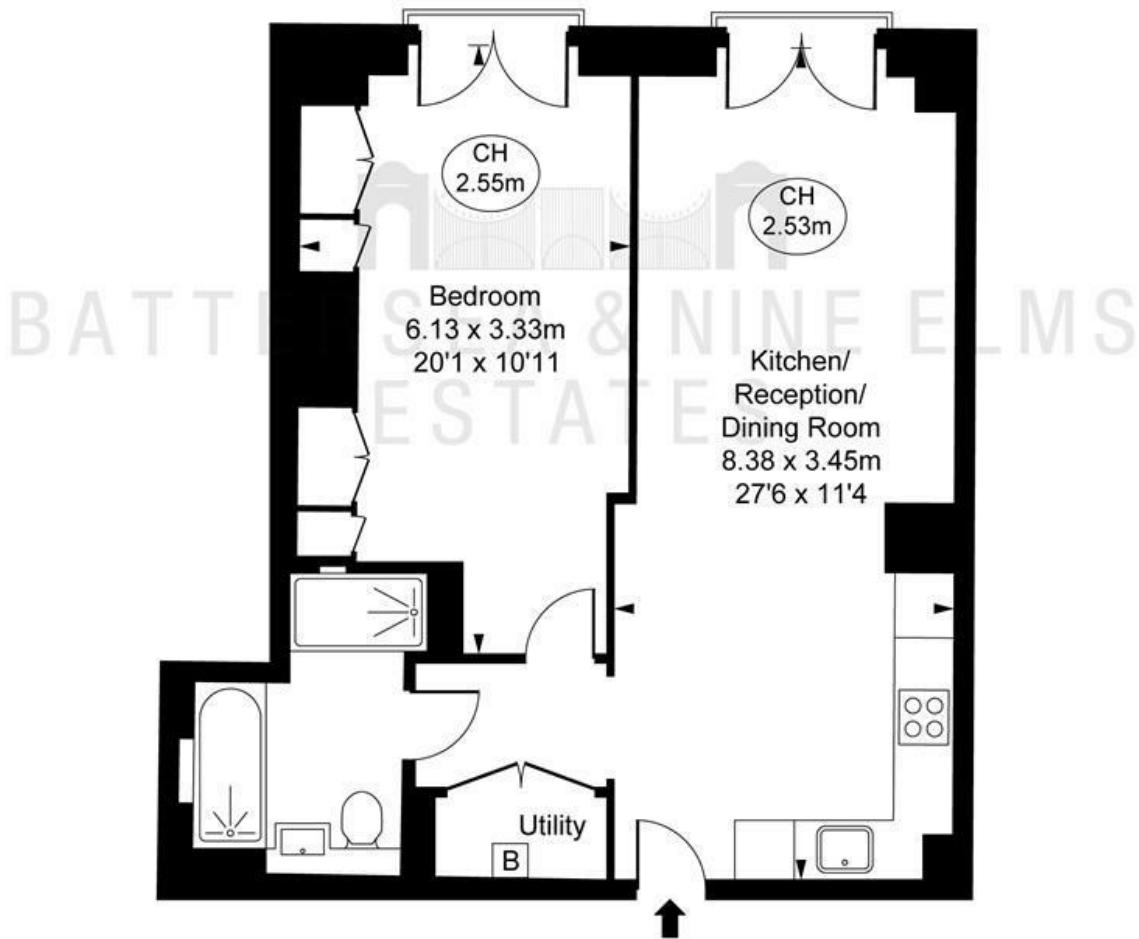




Keybridge Tower,
Exchange Gardens, SW8

Approximate Gross Internal Area
56.16 sq m / 604 sq ft

(CH = Ceiling Heights)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	