



2 Exchange Gardens London

£725 Per Week

A beautifully presented, one bedroom apartment available for rent in the landmark development Keybridge. Luxuriously furnished, the property comprises of an open plan living area with fully integrated high spec kitchen. Residents will also enjoy the on-site gym and swimming pool.

Created by Mount Anvil and FABRICA this incredible collection of apartments have been designed and inspired by existing London and Manhattan architecture.

Excellent location, the development resides close to Nine Elms and Vauxhall stations in addition to Sainsbury's megastore with quick and easy access to central London.

Council Tax Band: Lambeth - E
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £725 (1 weeks rent, subject to agreed offer)

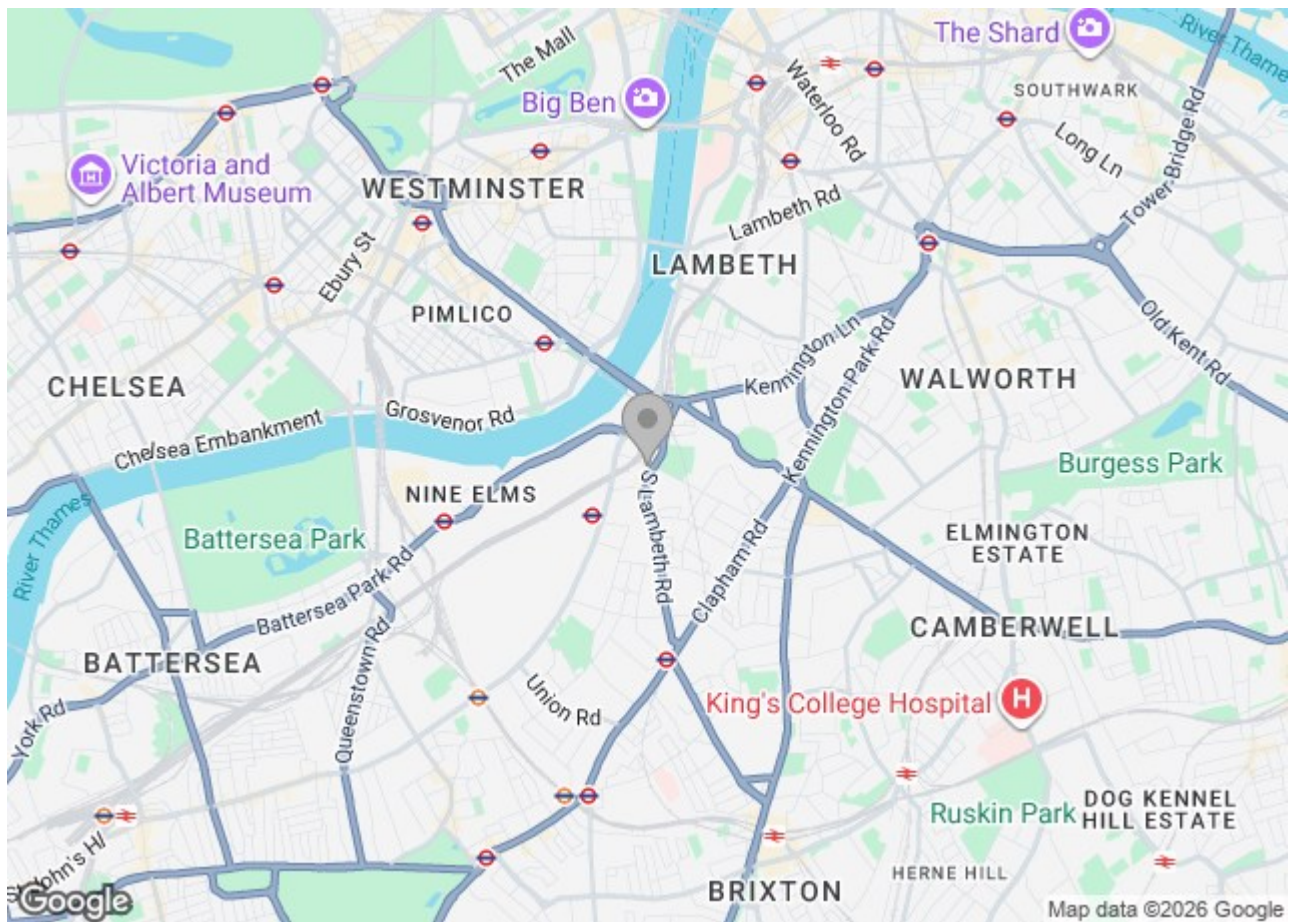
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre |
Parking available by separate negotiation |

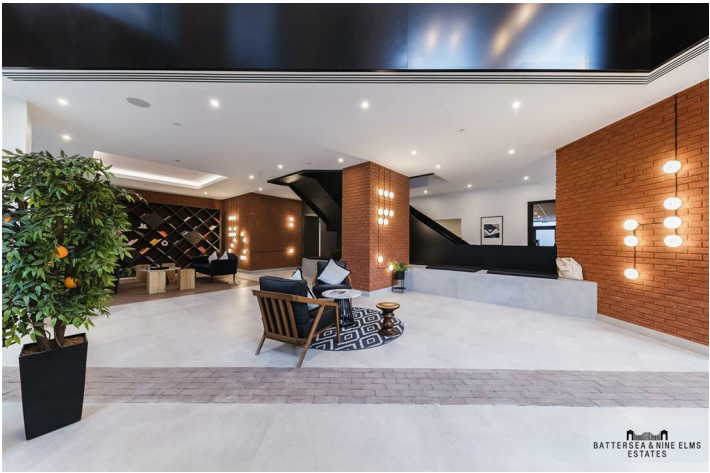
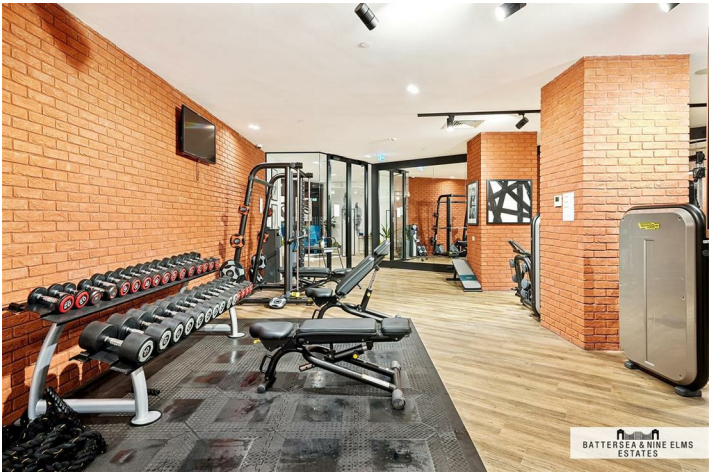
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Lambeth Council Website, Planning & Building Control

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- 24 Hour concierge
- Residents club lounge
- Secure cycle storage
- Swimming pool & gym
- Zone 1 transport links
- Landscaped Gardens





Keybridge House,
Exchange Gardens, SW8
Approximate Gross Internal Area
59.40 sq m / 639 sq ft

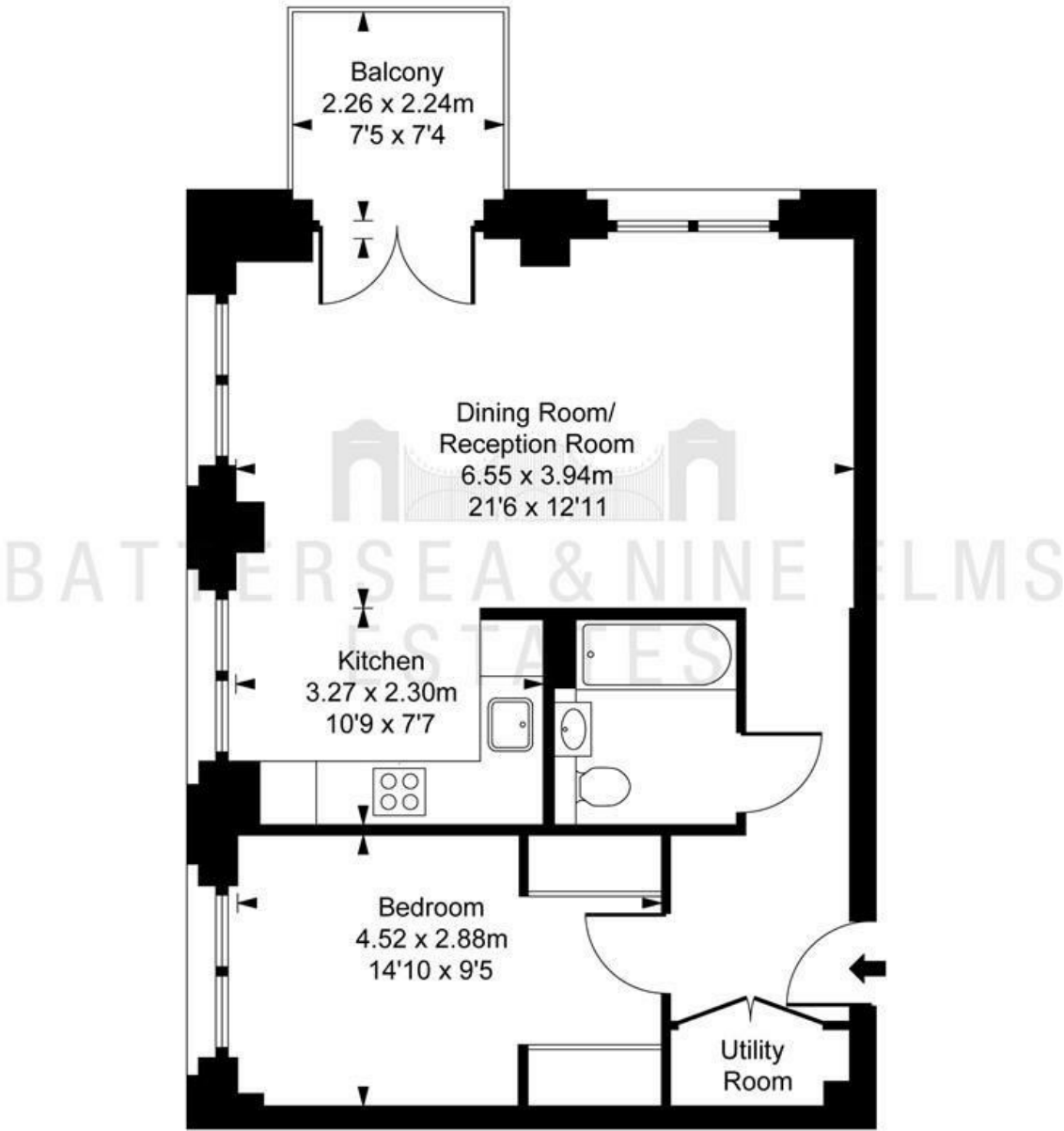


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	