



**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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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.

Excellentely located, 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 |

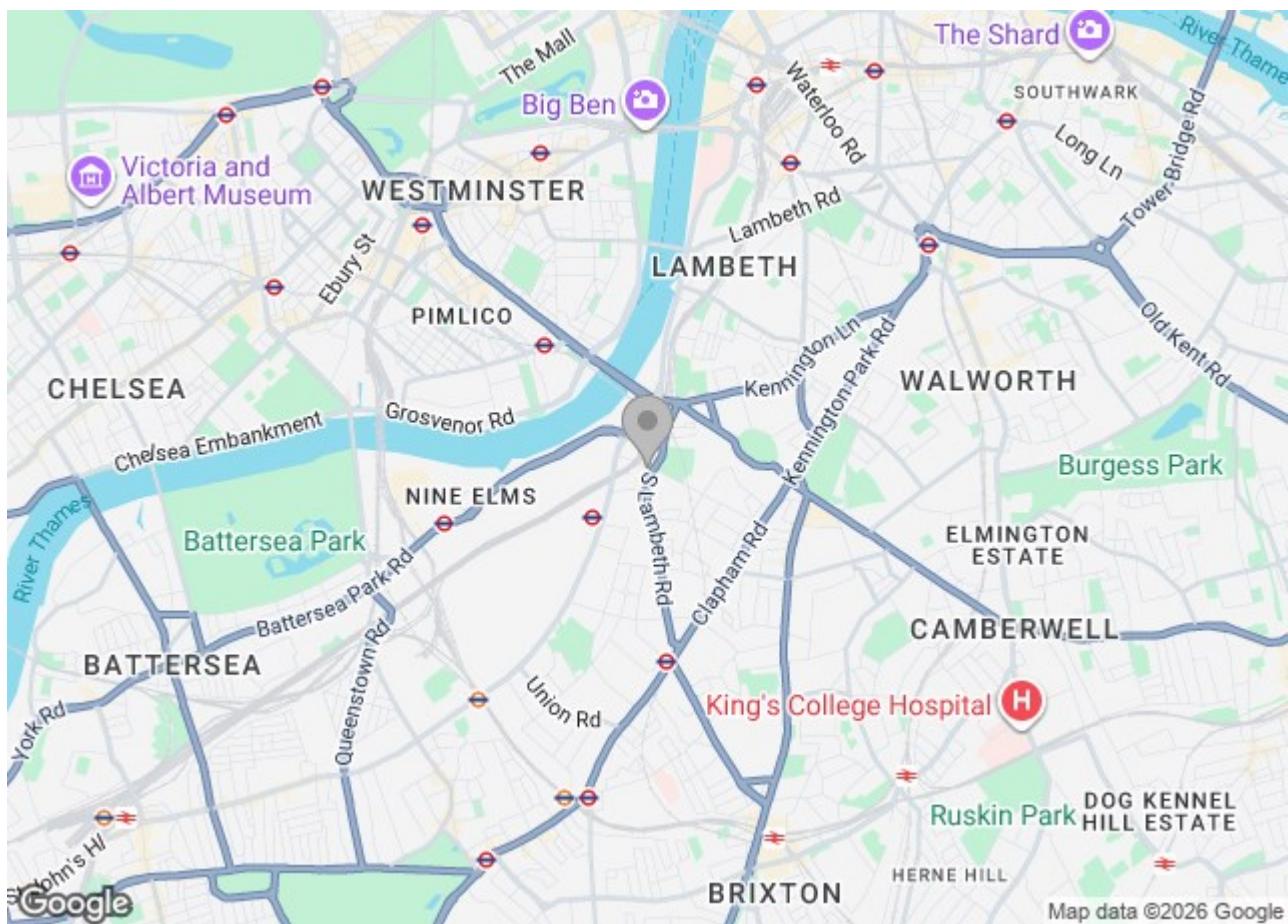
To check broadband and mobile phone coverage please visit Ofcom.

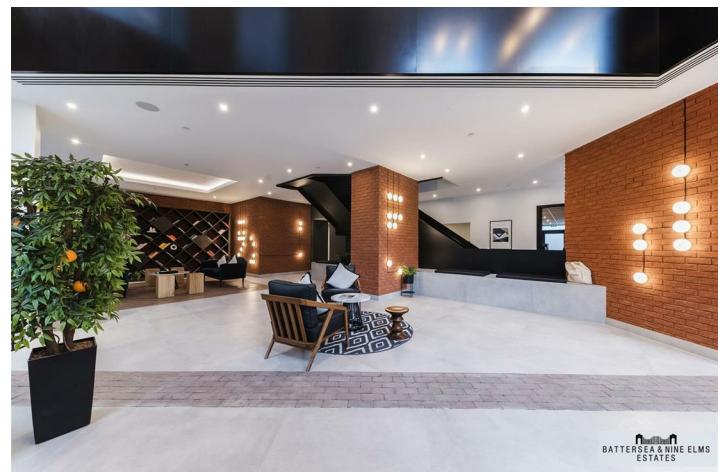
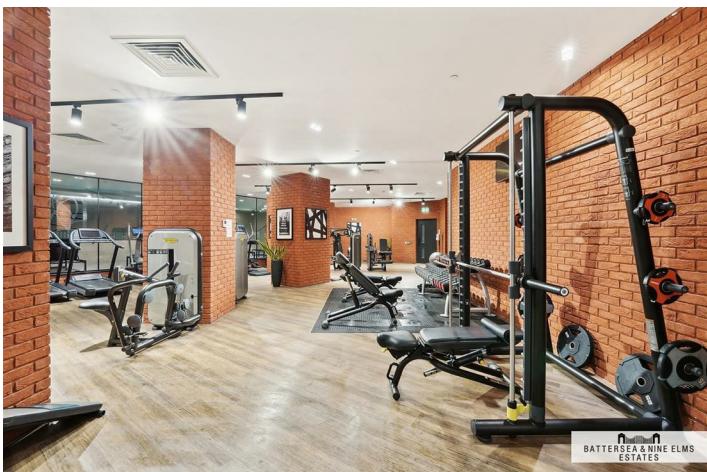
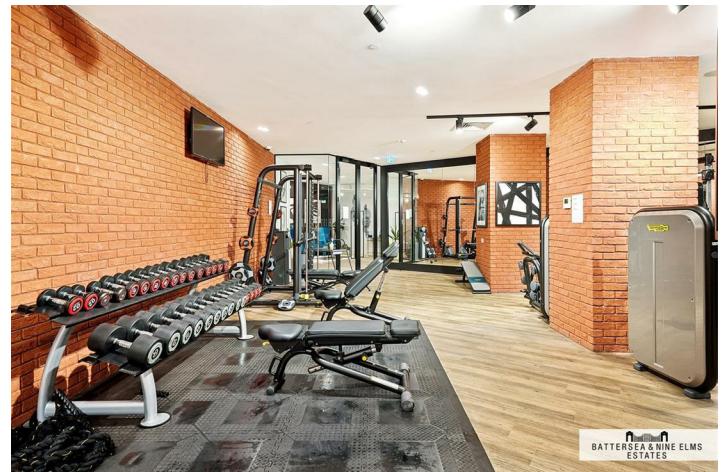
To check planning permission please visit Lambeth Council Website, Planning & Building Control

2 Exchange Gardens London



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





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

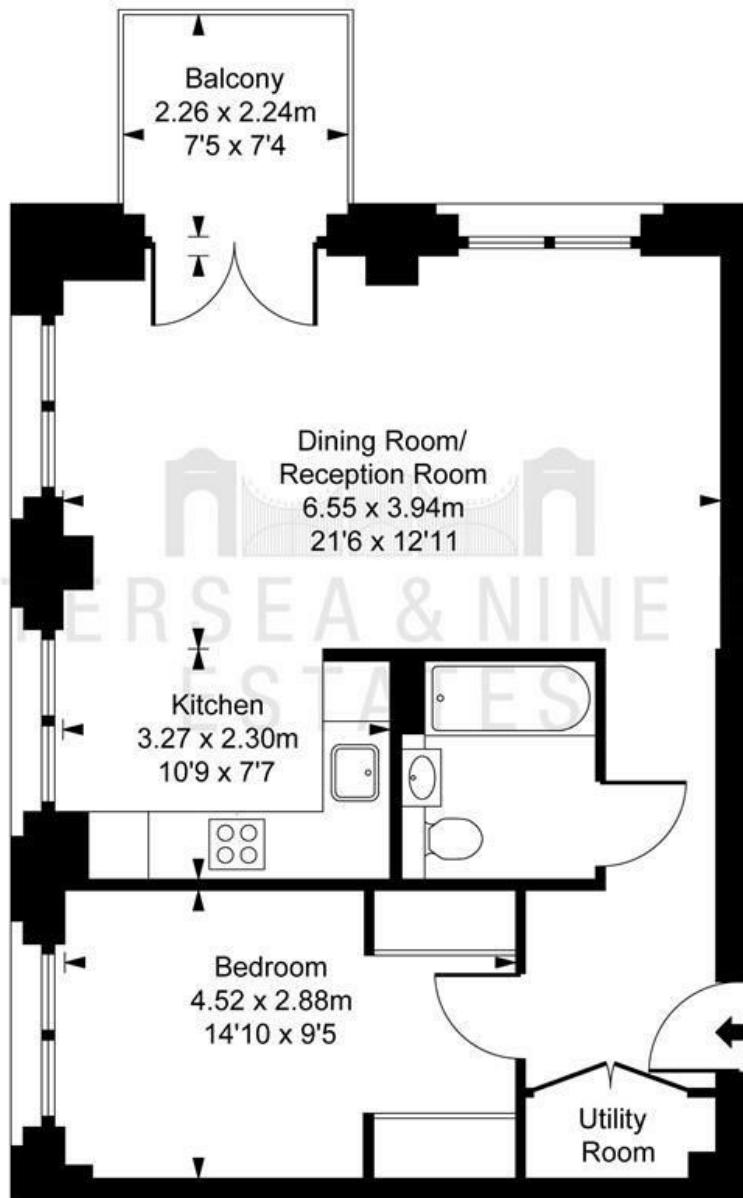


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	83
(81-91)	B		
(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	