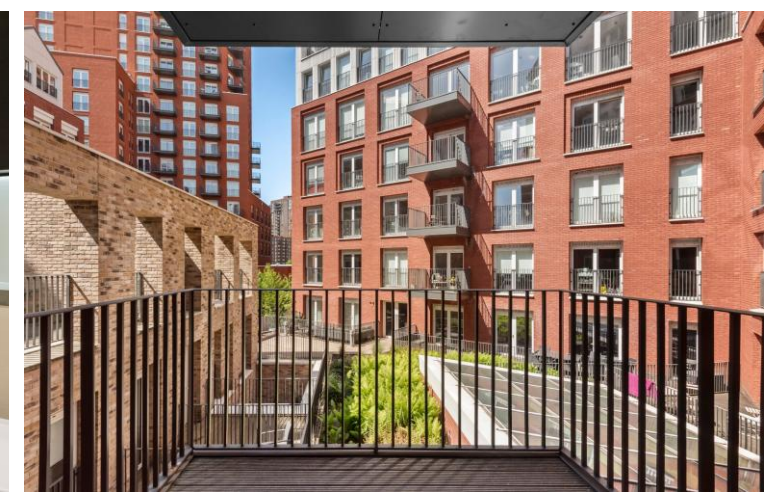
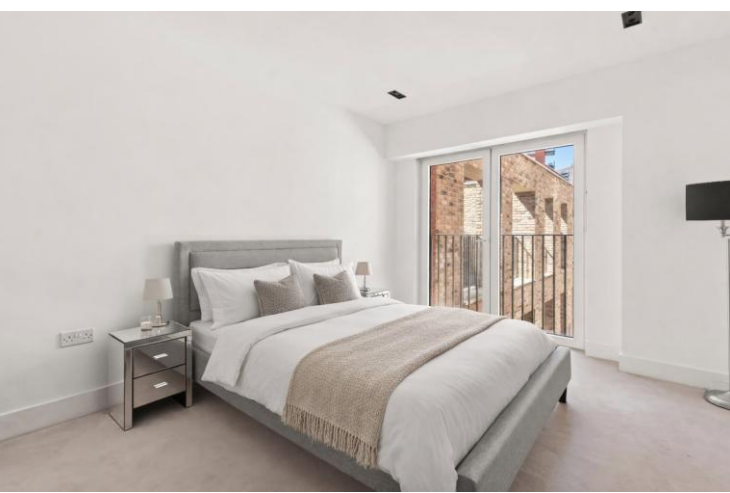




Exchange Gardens  
London, SW8

CHESTERTONS





A large and bright one bedroom apartment located in Exchange Gardens with a private balcony. Including 24-hour concierge, gym, pool and spa facilities. Available furnished.

This stunning apartment is flooded with natural light thanks to its floor to ceiling windows. The sleek kitchen is fully equipped with high quality appliances, perfect for both everyday living and entertaining guests. The bedroom is generously sized with excellent ample built-in storage.

Residents of Exchange Gardens enjoy access to an array of exceptional facilities including a 24-hour concierge, a state-of-the-art gymnasium, a pool with spa facilities, a stylish communal lounge area and beautifully landscaped communal gardens.

Keybridge Tower is well connected to central London and beyond, with excellent transport links including Nine Elms and Vauxhall Underground stations a short walk away. Additionally, there is exceptional access to a wealth of amenities. Residents are just moments away from vibrant local shops, cafes, and restaurants.

- 24 Hour Concierge
- Residents Gym
- Pool & Spa Facilities
- Cycle Storage
- Private Balcony
- Furnished

**£3,045 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Minimum Term:** 12 months  
**Deposit Required:** £3,513.46  
**Local Authority:** London Borough Of Lambeth  
**Council Tax Band:** E  
**EPC Rating:** B  
**Furnished**

**Chestertons Battersea Park & Nine Elms Lettings**

62-64 Battersea Bridge Road

London

SW11 3AG

[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)

02030408269

[chestertons.co.uk](http://chestertons.co.uk)

# Exchange Gardens, SW8

Approximate gross internal area  
55.66 sq m / 599 sq ft

Key :  
CH - Ceiling Height



## Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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