

Exchange Gardens London

£725 Per Week

A luxurious one bedroom apartment featuring far reaching views. Set within the Keybridge development, this bright and spacious apartment boast contemporary design and style. The development resides close to Vauxhall & Nine Elms stations and Sainsbury's mega store with quick and easy access to central London.

Facilities include a 24 hour concierge and a residents gym & swimming pool.

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)

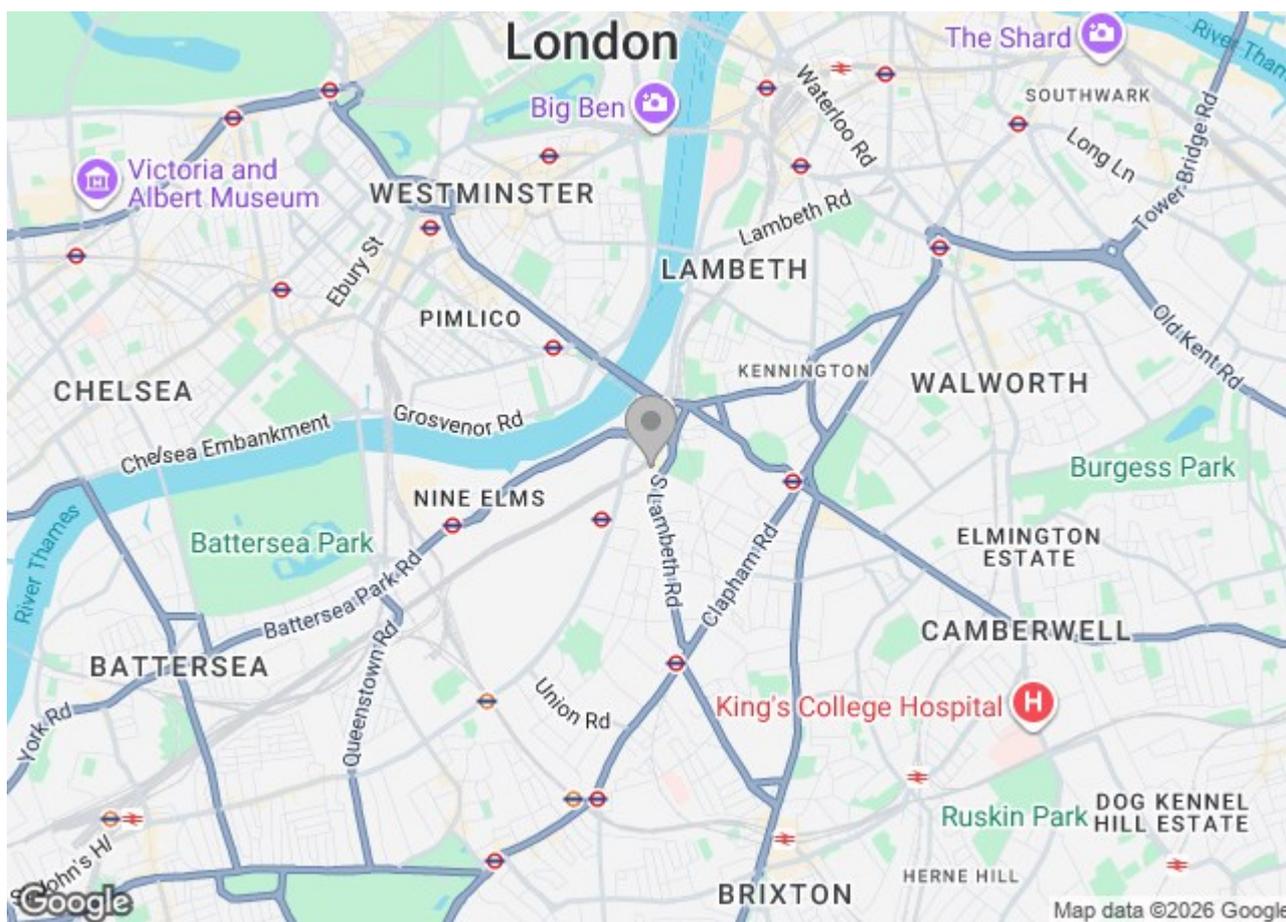
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & cooling – Mains |
Internet: Fibre | Parking available by separate negotiation | Lift Access

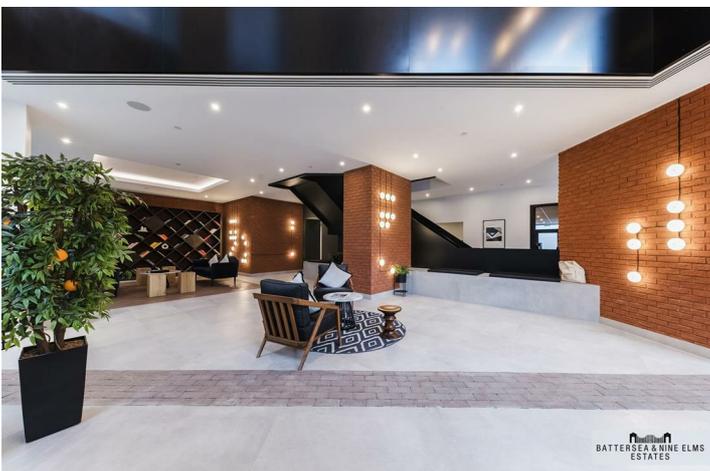
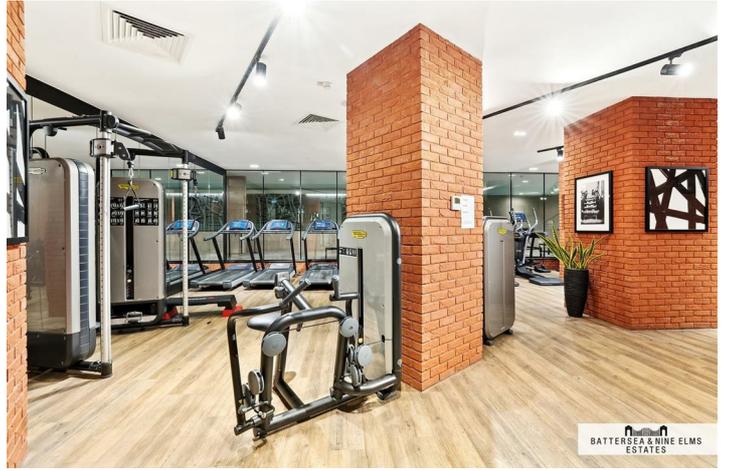
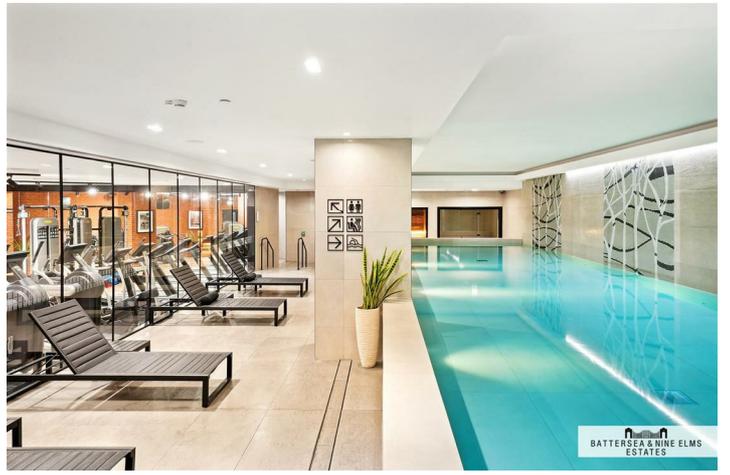
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Lambeth Council Website, Planning & Building Control

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- 24 Hour concierge
- One Bedroom
- One Bathroom & separate WC
- Gymnasium
- Swimming pool
- Zone 1 transport links





Keybridge Lofts, Exchange Gardens, SW8

Approximate Gross Internal Area
66.7 sq m / 718 sq ft
(Including Winter Garden
5.0 sq m / 54 sq ft)

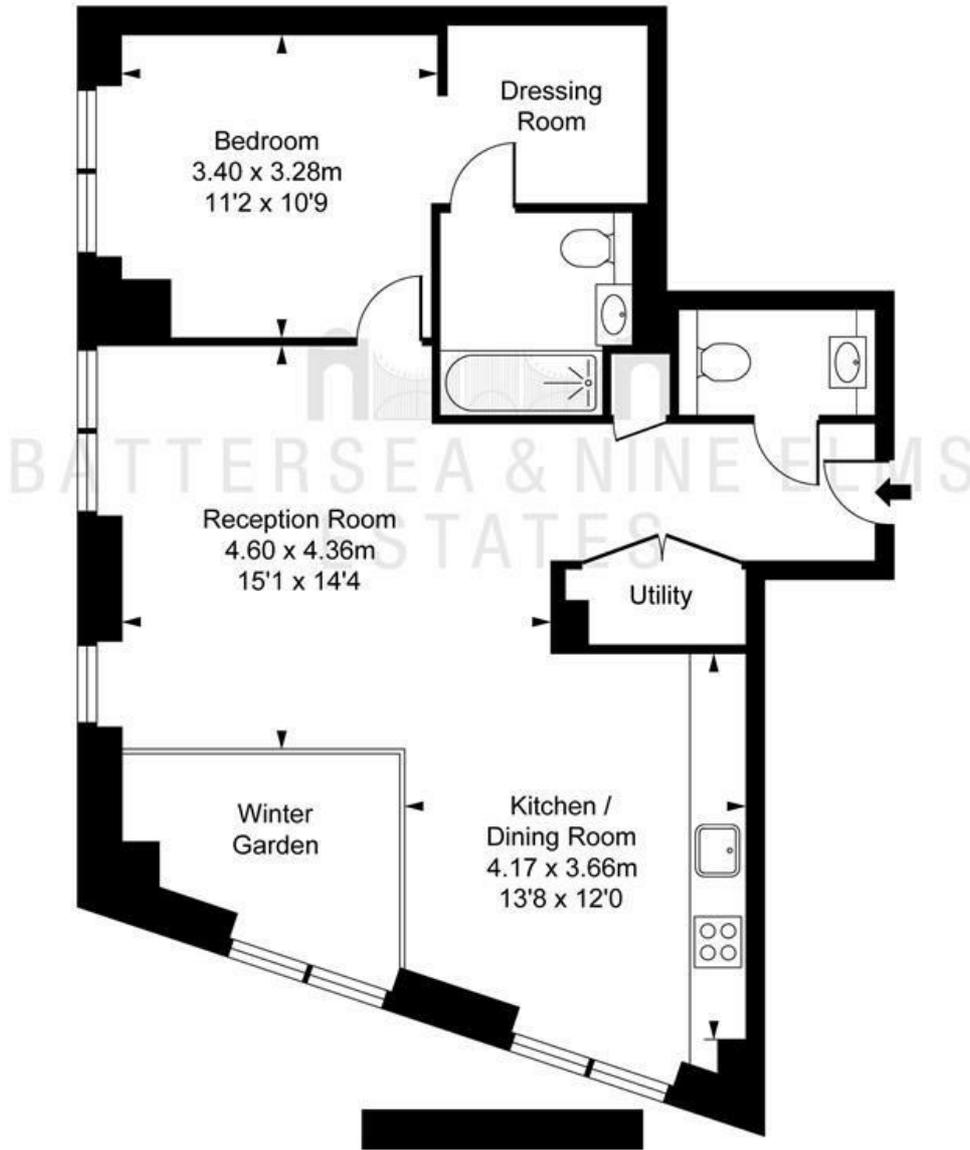


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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 ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	85	85	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC