

Keybridge

7 EXCHANGE GARDENS

WHERE HERITAGE
REACHES NEW HEIGHTS

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A LIFE WELL LIVED BEGINS AT HOME

A KEYBRIDGE MOMENT



Keybridge

Parliament Square

London Eye

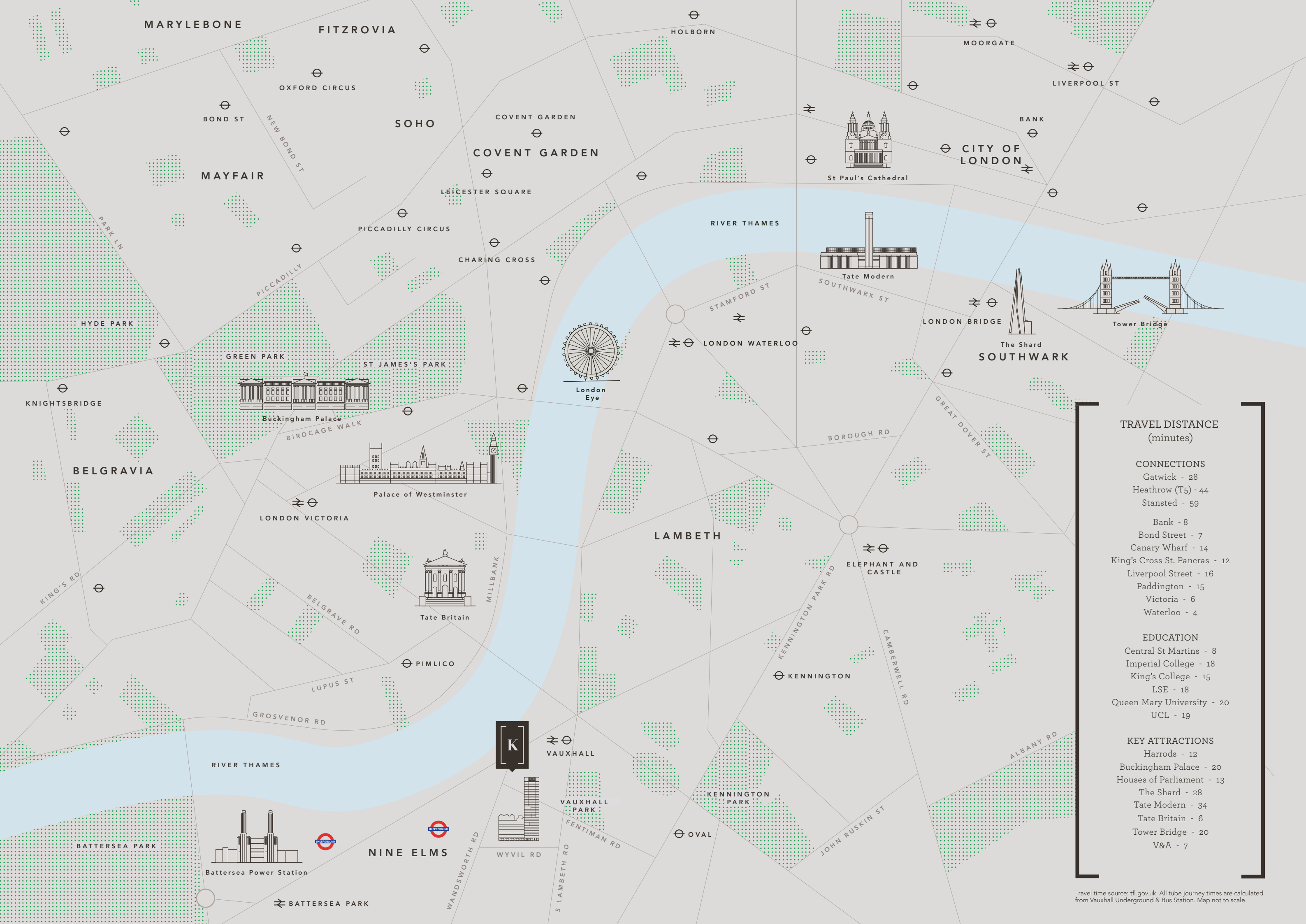
Waterloo Station

St Paul's

City of London

Shard /
London Bridge





TRAVEL DISTANCE
(minutes)

CONNECTIONS

- Gatwick - 28
- Heathrow (T5) - 44
- Stansted - 59
- Bank - 8
- Bond Street - 7
- Canary Wharf - 14
- King's Cross St. Pancras - 12
- Liverpool Street - 16
- Paddington - 15
- Victoria - 6
- Waterloo - 4

EDUCATION

- Central St Martins - 8
- Imperial College - 18
- King's College - 15
- LSE - 18
- Queen Mary University - 20
- UCL - 19

KEY ATTRACTIONS

- Harrods - 12
- Buckingham Palace - 20
- Houses of Parliament - 13
- The Shard - 28
- Tate Modern - 34
- Tate Britain - 6
- Tower Bridge - 20
- V&A - 7

Travel time source: tfl.gov.uk All tube journey times are calculated from Vauxhall Underground & Bus Station. Map not to scale.

TIMELESS BRICK

London is a city of bricks. Regal terrace houses, robust railway arches, elegant mansion blocks and elaborate warehouses share this humble yet seemingly eternal material. Keybridge is a contemporary addition to this long and proud building tradition.

From the beginning, Keybridge was envisioned in brick. This choice has helped it better integrate with its immediate surroundings, while also differentiating itself from the glass and metal developments that characterise the emergent Nine Elms district.

Brick's longevity was also a factor; brick buildings improve with time, with beautiful weathering and patina. Our design also recalls the early 20th Century brick towers of Manhattan and Chicago; timeless, elegant and cherished buildings that still stand tall today.

Keybridge is home to one acre of landscaped gardens, centred around an integrated water feature and bespoke artwork by Tom Price.

This abundance of green space connects the development to the surrounding area, adding more than 15 public parks and gardens located within a mile of Keybridge.



Rising 22 storeys above Vauxhall, 7 Exchange Gardens offers residents a unique perspective on London living. Many apartments boast sweeping views of the city's iconic skyline, while others overlook the tranquil "linear park" a beautifully landscaped green ribbon that flows through the heart of the development.



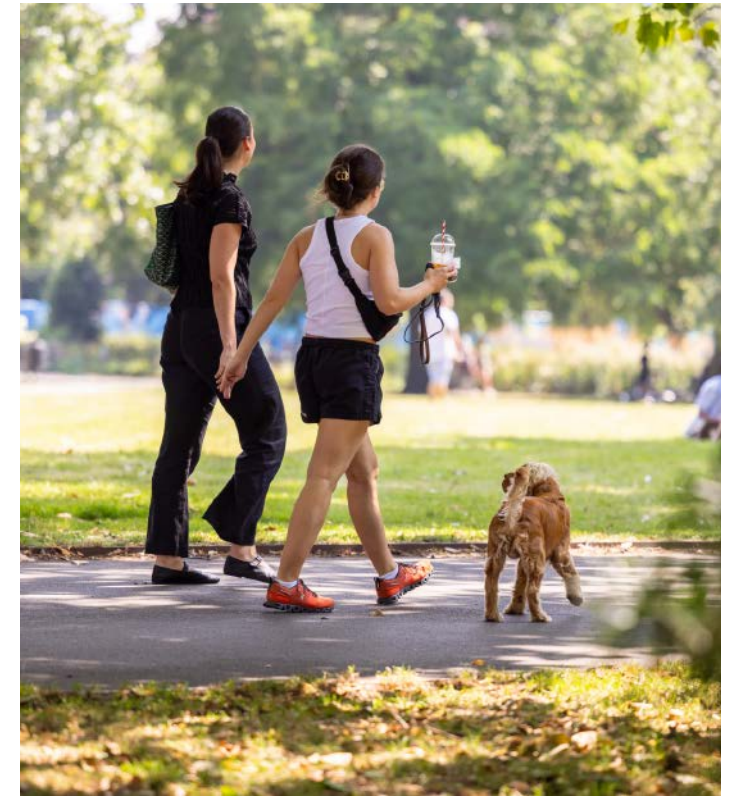


Vauxhall Park
Walk 1 min, Bike 1 min

Just a short walk from Keybridge, Vauxhall Park offers an oasis of calm with its tree-lined paths, colourful flowerbeds, and inviting open spaces. A favourite with locals, it features tennis courts, a model village, and a welcoming community café – the perfect spot for morning strolls, weekend picnics, or simply unwinding in nature.



Venture a little further to Bonnington Square for Italo café – perfect for lunch breaks, or Bonnington Café operated by a co-op of local chefs.



AMENITIES

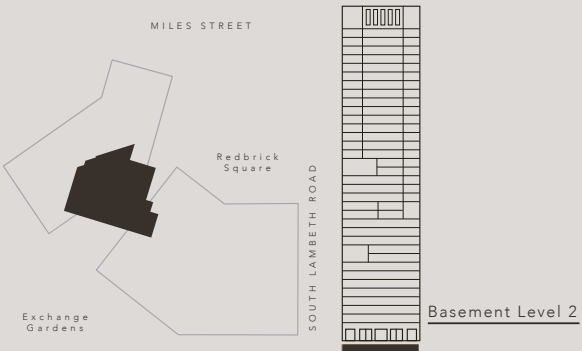


Relax and unwind at Keybridge
with a fully-fitted gym, swimming pool,
steam room and sauna.

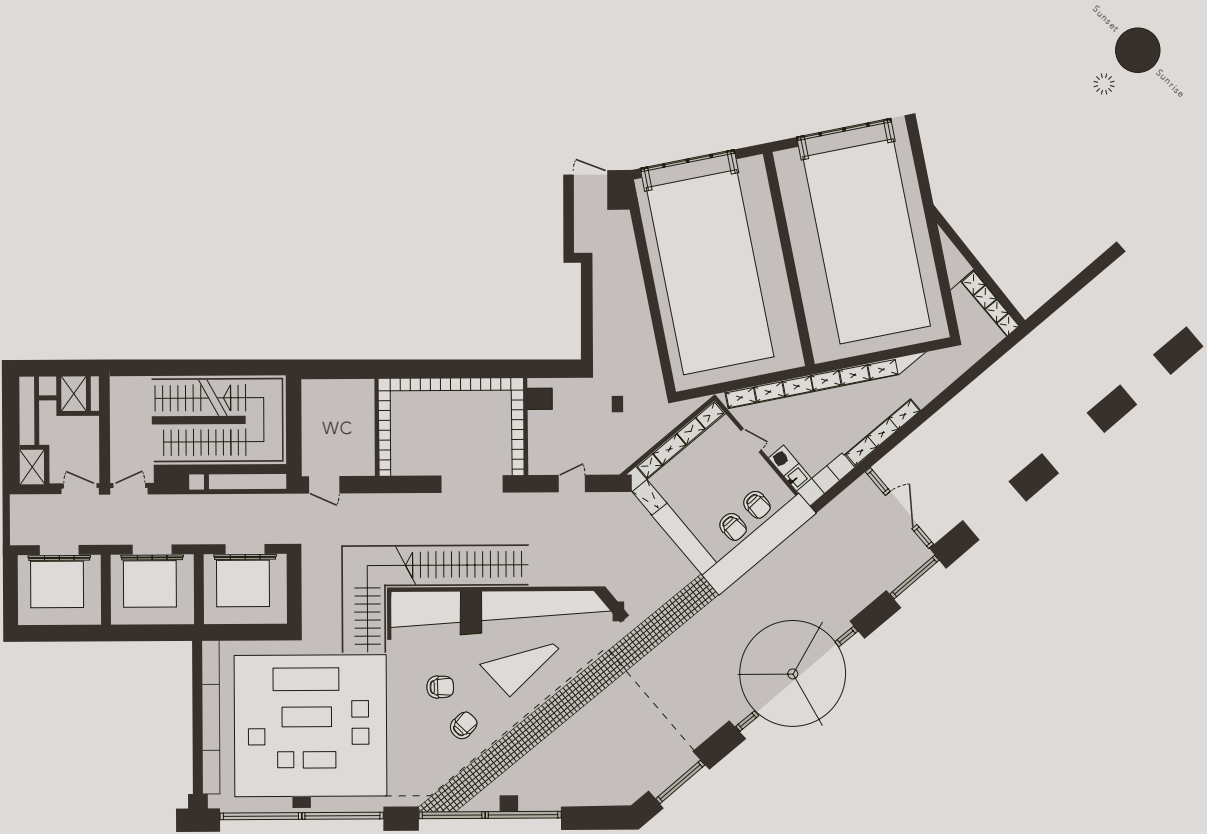


The ground floor of Keybridge Lofts
hosts a stylish concierge lobby and mezzanine
Keybridge Club Lounge, a place to work,
relax and connect.

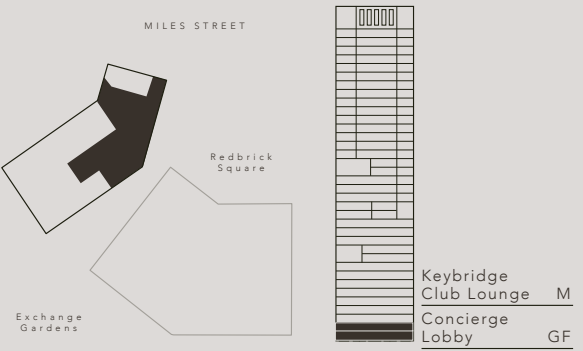
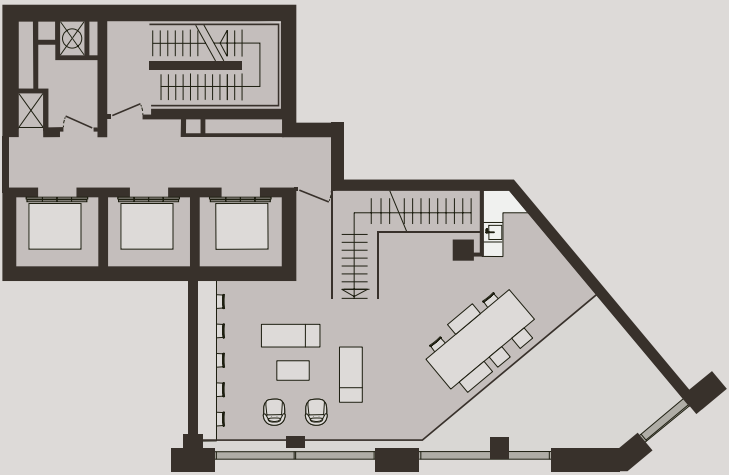
GYM & SPA
BASEMENT LEVEL 2



CONCIERGE LOBBY
GROUND FLOOR



KEYBRIDGE CLUB LOUNGE
MEZZANINE



SPECIFICATION

FLOOR FINISHES

- Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas
- Carpet to all bedrooms. Note: Studio apartments have wide plank engineered wood flooring
- Ceramic tiling to bathrooms and en-suites
- Timber decking to balconies

WALL & DOOR FINISHES

- Ceramic tiling to bathrooms and en-suites
- Back-painted glass above WC and basin area to bathrooms and en-suites
- Emulsion paint on plaster boarded walls to all remaining rooms
- Dark timber veneer main entrance door with co-ordinating square edge profile architrave
- White painted doors to utility and cloak cupboards with co-ordinating square edge profile architrave
- White painted square edge profile skirting throughout excluding bathrooms

BEDROOM

- Full height built-in wardrobes with hinged doors and integrated LED lighting to master and second bedrooms only

KITCHEN

- Handle-less kitchen units with built in appliances
- Composite stone worktops
- Back-painted glass splashback
- Siemens built in fridge/freezer
- Siemens glass induction hob:
 - Studio apartments 2 ring induction hob
 - 1 & 2 bedroom apartments 4 ring induction hob
 - 3 bedroom apartments 5 ring induction hob
- Siemens built in multifunction single oven
 - Not included in Studio apartments
- Built in dishwasher
 - Sizes may vary please refer to your sales consultant
- Washer/dryer located in utility cupboard
- Ceiling recessed extractor fan or built in extractor hood
- Under cabinet LED lighting to wall units
- Stainless steel under-mounted kitchen sink to studios and 1 bedroom apartments
- Stainless steel under-mounted kitchen sink and a half to 2 bedroom and 3 bedroom apartments with mixer tap

BATHROOM / EN-SUITES

- Semi-recessed basin set on vanity top with deck mounted basin and mixer tap with integrated black framed mirror located above WC and basin, with integrated shaver socket and lighting
- Built in or freestanding double ended bath where applicable
- All freestanding and built-in baths complete with handheld shower, fixed showerhead above built-in baths in 3 piece bathrooms. *Please refer to your sales plan for further information
- Shower trays with wall fixed shower head and handheld shower
- Wall hung WC with concealed cistern
- Glazed shower screen with black framing
- Black finished electric heated towel bars
- Recessed wall niche to shower and/or bath

UTILITIES

- Recessed LED floor lighting to balconies and terraces
- Recessed LED downlights to all rooms
- Recessed LED downlights to bathrooms and en-suites
- Underfloor heating with wall mounted controls throughout
- Audio/Visual door entry system
- Facility for Sky+ multi room to living room and master bedroom with Sky compatible outlets to remaining bedrooms
- Telephone data points to living room and all bedrooms
- All apartments 1Gb fibre broadband enabled, subject to connection and line rental from Hyperoptic
- Low level sockets in white plastic throughout
- High level light switches in white plastic throughout

SECURITY & PEACE OF MIND

- Remainder of 10 year warranty cover under NHBC Buildmark scheme (Refer to sales consultant)
- 24 hour on-site concierge service
- Access to apartments via colour audio/visual entry system
- Multi point locking to entrance doors
- Mains supply operated smoke/heat detectors with battery back up
- Sprinkler system to all apartments
- Manually operated window blinds throughout

RESIDENTS FACILITIES

- Concierge Lobby is located in Keybridge Lofts Building, incorporating the residents lobby area
- Keybridge Club Lounge is situated on the mezzanine floor overlooking the concierge and lobby featuring informal seating areas, hot desk area and meeting table and includes WIFI internet access
- Spa/Gym features a 15 metre swimming pool, sauna, steam room, changing facilities and a range of gym equipment
- Basement cycle storage with secure access
- Underground car parking with secure access to the residential area (available by separate negotiation)
- Darling Associates designed residential lobbies with residential cores served by passenger lifts

SUSTAINABLE FEATURES

- Rainwater harvesting for landscape irrigation
- Green roof to ancillary building for biodiversity
- Array of PV cells to the roofs
- Mix recycling facilities provided

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide by A2Dominion who reserve the right to amend the specification as necessary and without notification. All names cited within this brochure are indicative only and subject to agreement.

SPACE IS THE LUXURY OF MODERN LIVING

A KEYBRIDGE MOMENT







UPTOWN AND DOWN RIVER

A short journey from Keybridge brings you to the legendary King's Road in Chelsea, a street synonymous with style and creativity. From high-end fashion boutiques to independent cafés and design stores, King's Road offers endless inspiration and a vibrant cosmopolitan energy.



Saatchi Gallery, King's Road
Tube 15 mins, Bus 20 mins, Bike 15 mins, Walk 45 mins



Kings Road
Tube 13 mins, Bus 19 mins, Bike 15 mins, Walk 43 mins



Houses of Parliament
Tube 14 mins, Bus 18 mins, Bike 11 mins, Walk 32 mins

Travel time source tube and bus: TfL.gov.uk. All tube and bus journey times are calculated from Vauxhall Underground Station. Travel time source bike and walk: google.co.uk/maps. All journey times are calculated from Keybridge



Black Dog
Bus 12 mins, Bike 5 mins, Walk 12 mins

The Nine Elms precinct has transformed into a new destination in its own right. Stretching between Battersea and Vauxhall, it's a new hub for culture and leisure, with new eateries, bars, pop-up markets, and green spaces.



Clapham High Street
Bus 17 mins, Bike 10 mins, Walk 35 mins

Clapham High Street offers a lively balance of community spirit and vibrant nightlife. Its bustling high street is filled with trendy bars, cafés, and restaurants, while the wide-open green of Clapham Common provides space for everything from weekend sports to summer festivals.



Nine Elms Precinct
Bike 4 mins, walk 13 mins

The Southbank is one of London's cultural treasures – a riverside stretch alive with theatres, galleries, street performers, and food markets. From leisurely weekend walks to evenings at landmark venues, it's a destination that makes city life endlessly rewarding.



Southbank
Tube 24 mins, Bike 12 mins, Walk 42 mins

The newly revitalised Battersea Power Station has become one of London's most exciting destinations for retail, dining, and leisure. From luxury shops and riverside restaurants to a cinema and spectacular rooftop views, it's a world-class hub right on Keybridge's doorstep.



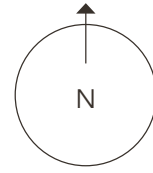
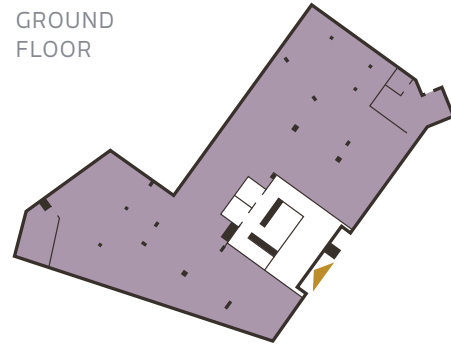
National Theatre
Tube 24 mins, Bike 12 mins, Walk 42 mins



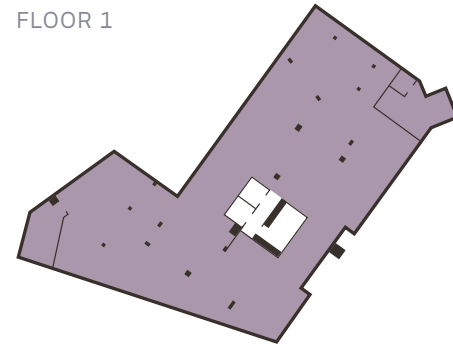
Battersea Power Station
Bus 27 mins, Bike 6 mins, Walk 30 mins

7 EXCHANGE GARDENS

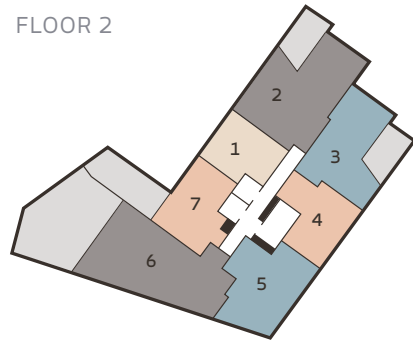
APARTMENT LOCATOR

GROUND
FLOOR

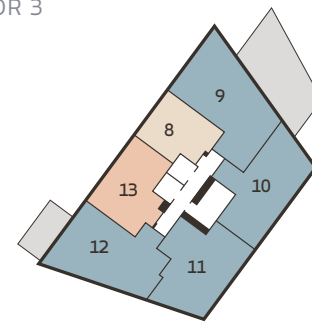
FLOOR 1



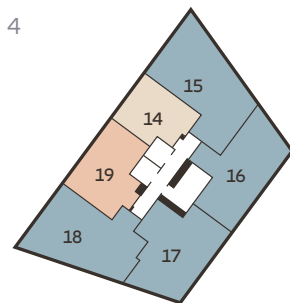
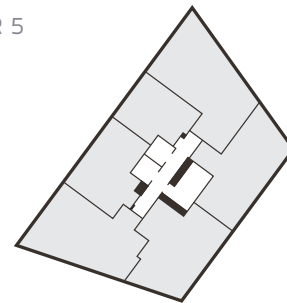
FLOOR 2



FLOOR 3



FLOOR 4

FLOOR 5
SOLD

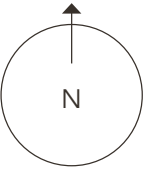
KEY

	STUDIO		1 BEDROOM		2 BEDROOM
	2 BEDROOM DUPLEX		3 BEDROOM		3 BEDROOM DUPLEX
	PLANT AREA		OFFICE/COMMERCIAL SPACE		

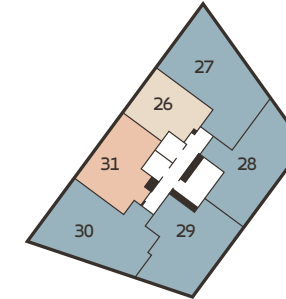
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7 EXCHANGE GARDENS

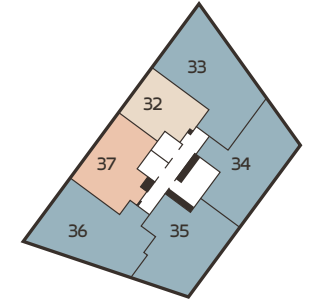
APARTMENT LOCATOR



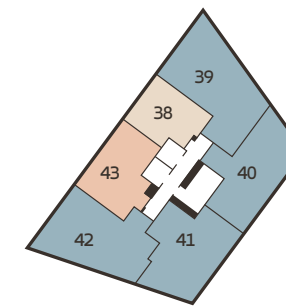
FLOOR 6



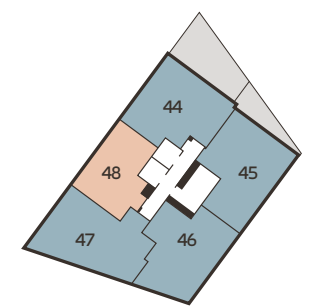
FLOOR 7



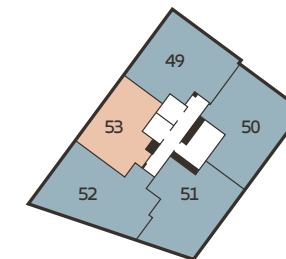
FLOOR 8



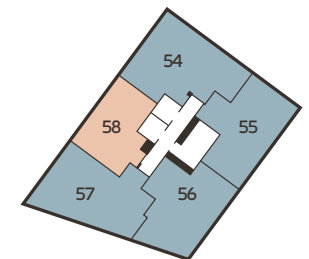
FLOOR 9



FLOOR 10

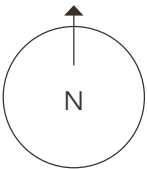


FLOOR 11

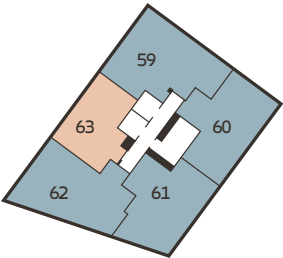


7 EXCHANGE GARDENS

APARTMENT LOCATOR



FLOOR 12



FLOOR 13



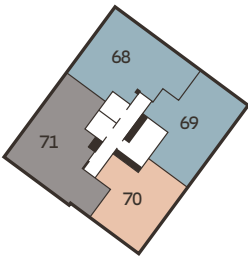
FLOOR 18



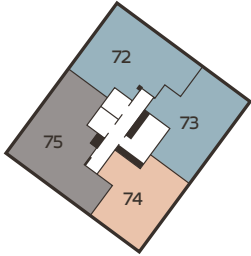
FLOOR 19



FLOOR 14



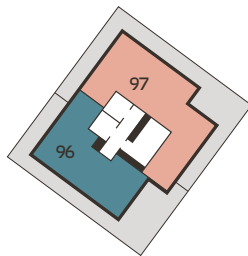
FLOOR 15



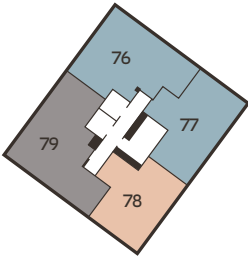
FLOOR 20



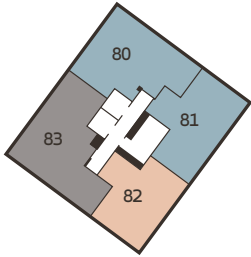
FLOOR 21



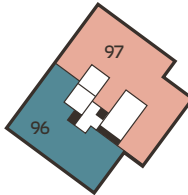
FLOOR 16



FLOOR 17



FLOOR 22



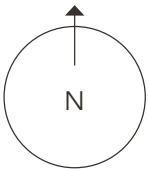
KEY

	STUDIO		1 BEDROOM		2 BEDROOM
	2 BEDROOM DUPLEX		3 BEDROOM		3 BEDROOM DUPLEX
	PLANT AREA		OFFICE/COMMERCIAL SPACE		

Not to scale

7 EXCHANGE GARDENS

APARTMENT LOCATOR



FLOOR 18



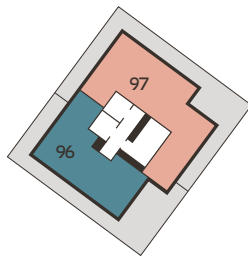
FLOOR 19



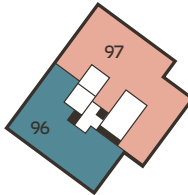
FLOOR 20

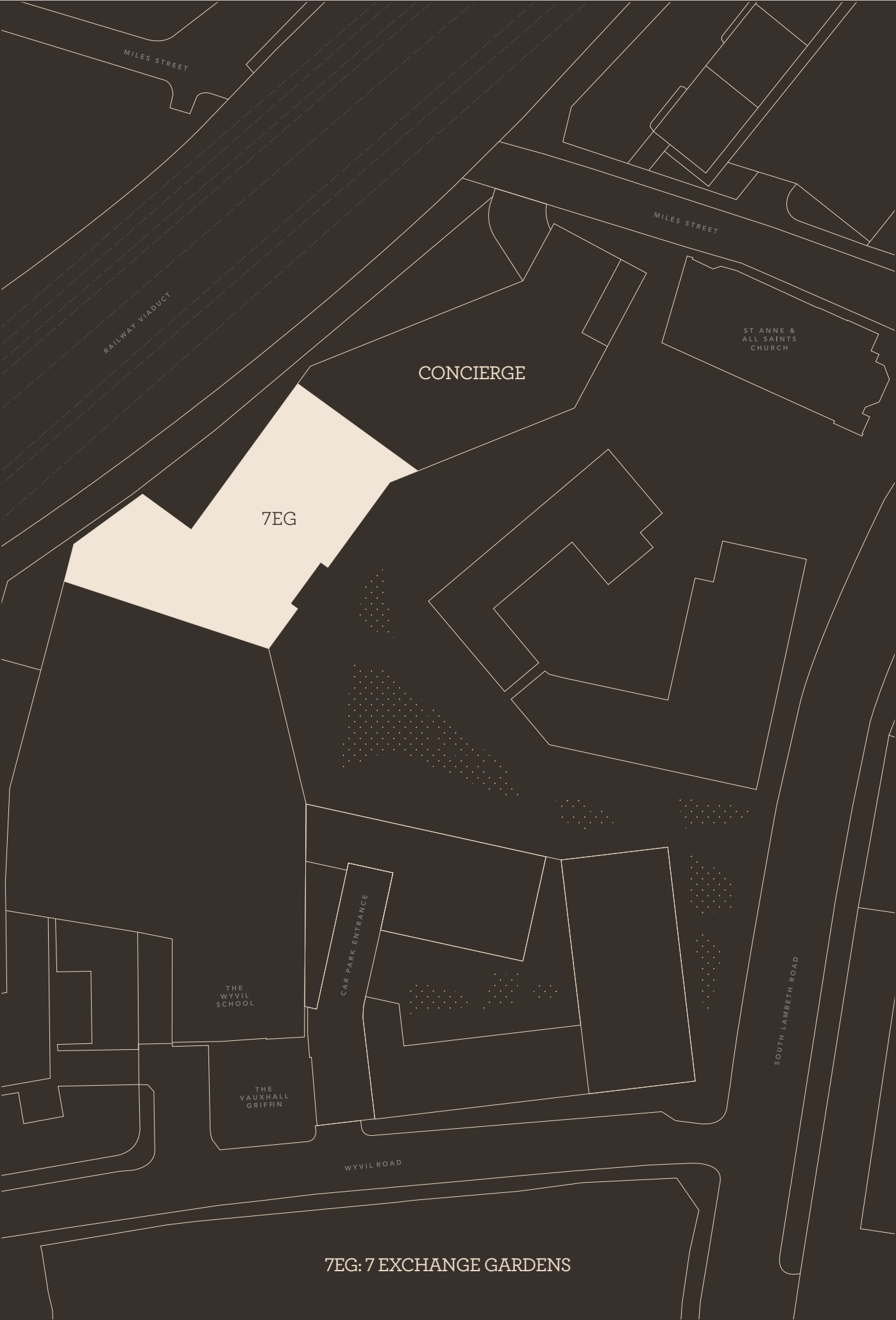


FLOOR 21



FLOOR 22







www.keybridge.london

CONTACT US ON:

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