

Keybridge Tower, Exchange Gardens

Asking Price £649,950

A beautifully presented, one bedroom, one bathroom apartment available in Keybridge Tower. The apartment benefits from an open plan kitchen living area with a fully integrated high spec kitchen, a spacious bedroom with ample storage and stylish bathroom. Residents can also enjoy the on-site gym and swimming pool.

Excellent location, the development resides close to Vauxhall and Nine Elms Stations providing quick and easy access to central London.

Approximately 991 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: E (Lambeth)

Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp
| Lift Access | No Parking | Cladding: EWS1 Certificate available

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

1 Exchange Gardens London



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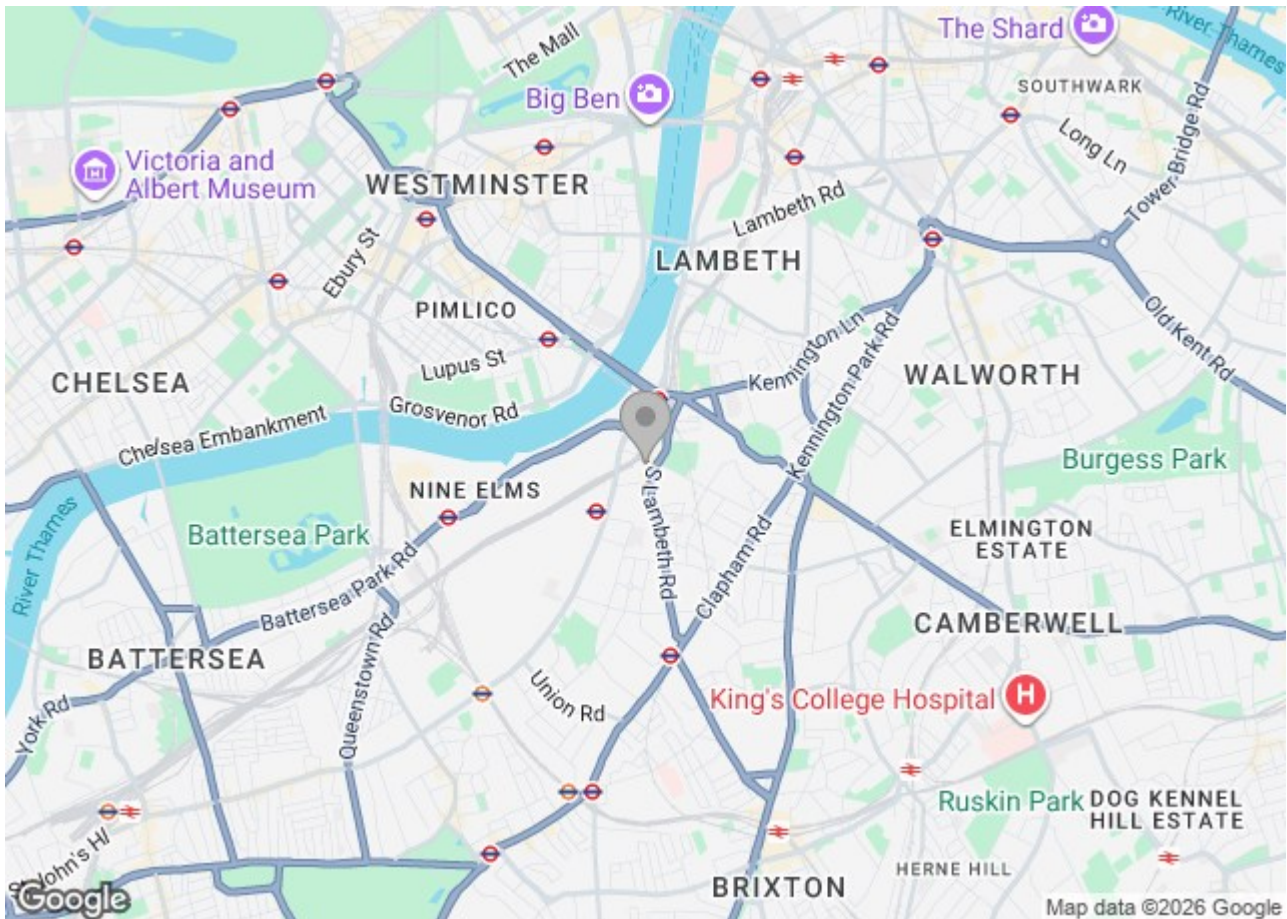


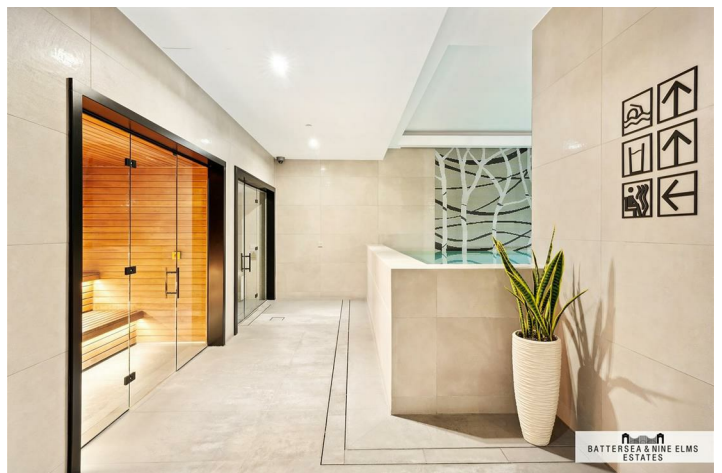
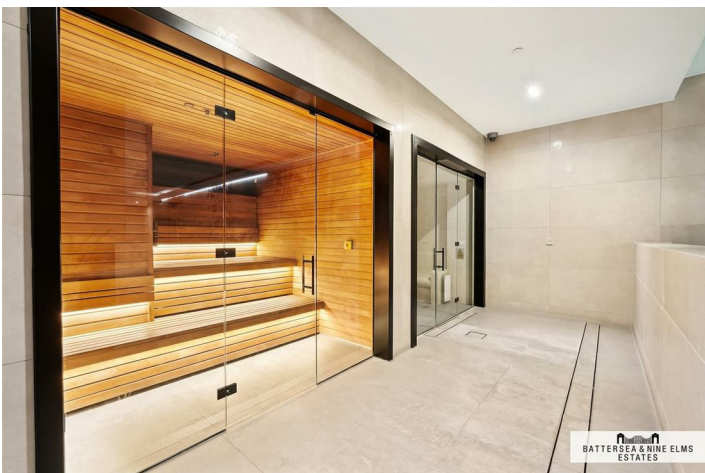
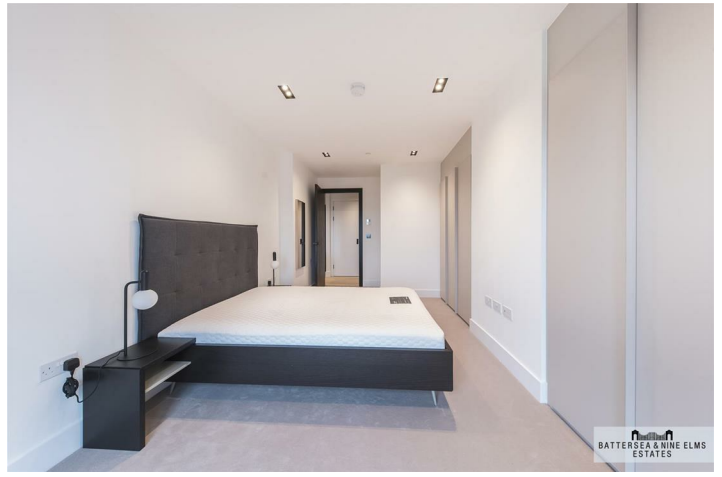
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- One bedroom
- One bathroom
- Swimming Pool
- Gym
- Excellent transport links





Keybridge Lofts, Exchange Gardens, SW8

Approximate Gross Internal Area
55.0 sq m / 592 sq ft



(Including Winter Garden
5.0 sq / 54 sq ft)

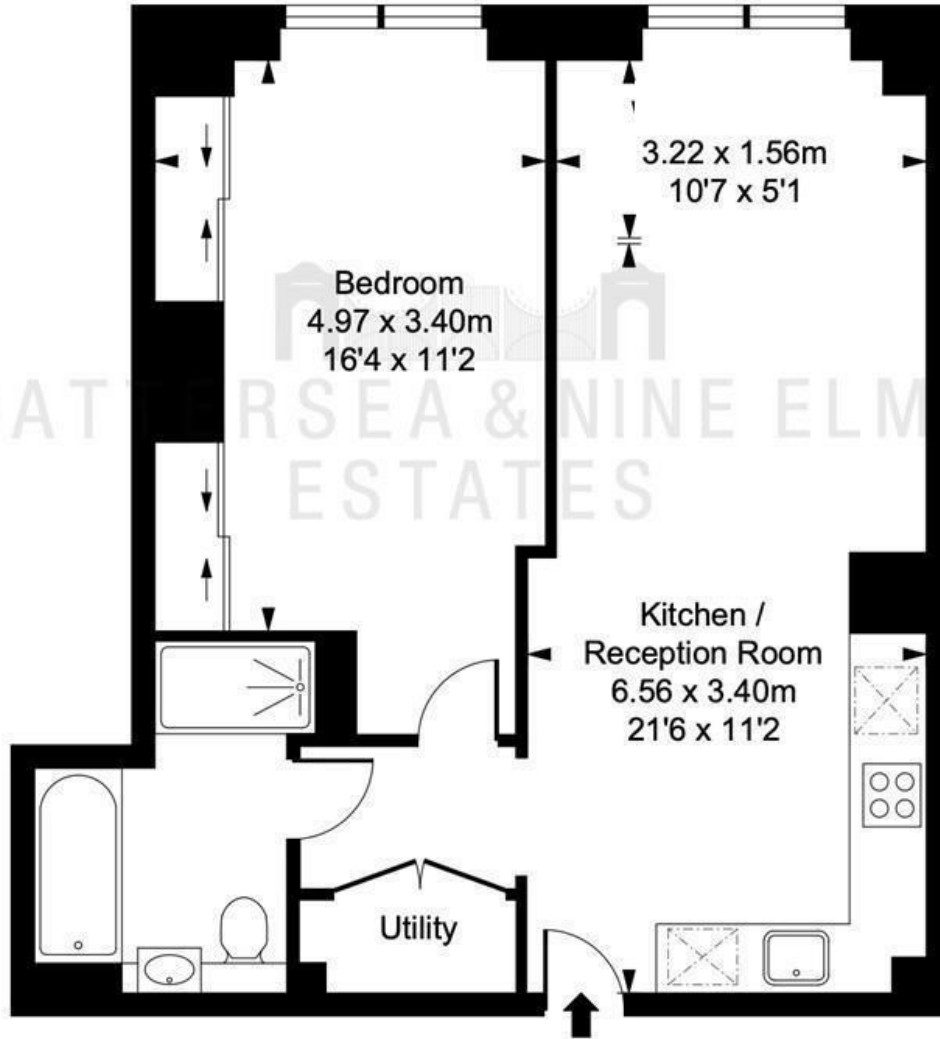


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(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		86	86	England & Wales		94	94
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		