



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
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Keybridge, 2 Exchange Gardens, London Asking Price £568,000

Welcome to this modern apartment in Keybridge, spanning an impressive 611 square feet, this property offers a comfortable and stylish living space, perfect for individuals or couples seeking a contemporary home in the heart of the capital.

Upon entering, you will find a well-appointed reception room that serves as the ideal space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The apartment features one spacious bedroom. The modern bathroom is designed with both functionality and style in mind.

The location of this apartment is truly exceptional, offering easy access to a variety of local amenities, including shops, restaurants, and public transport links. Living in this area means you can enjoy the best of London living, with everything you need right at your doorstep.

Approximately 992 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 Council)

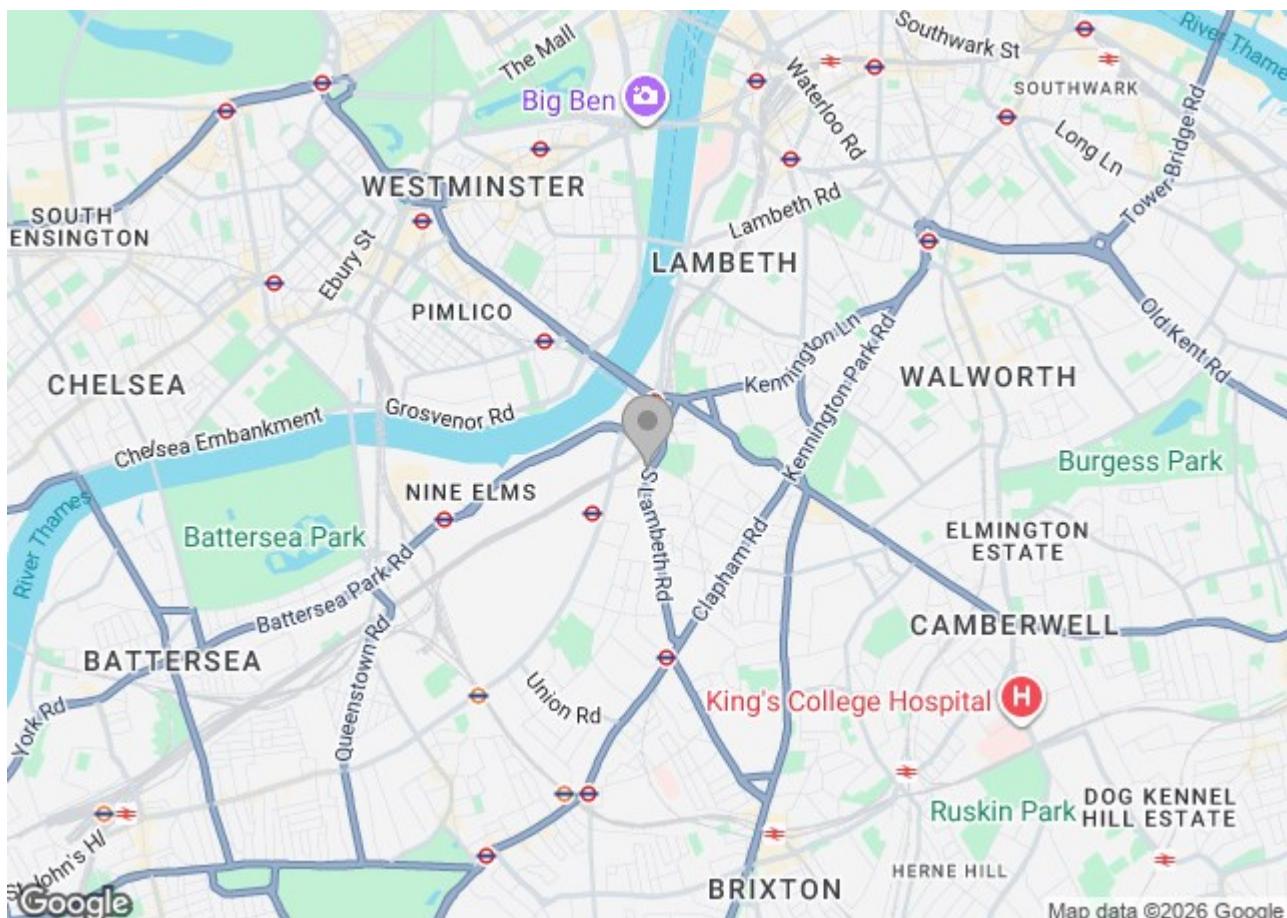
Electricity supply – Mains | Heating- Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP
| Lift Access

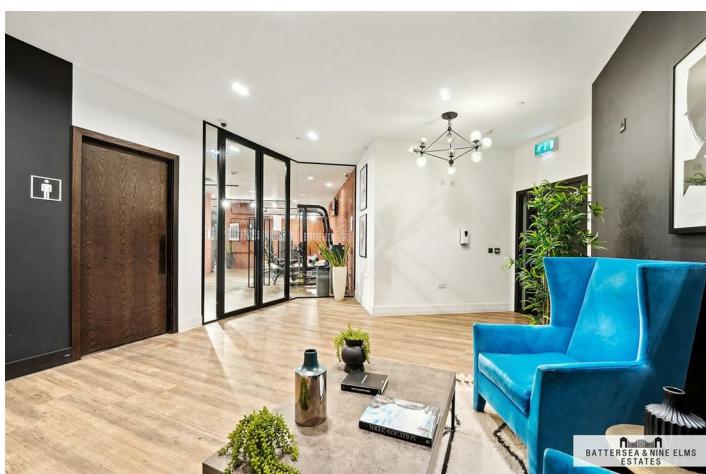
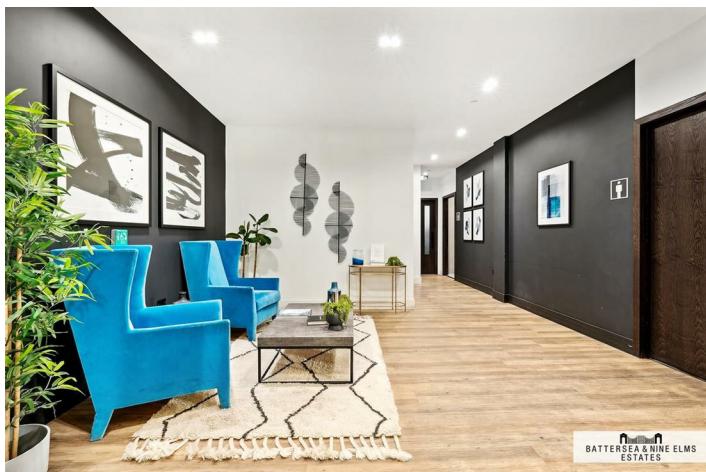
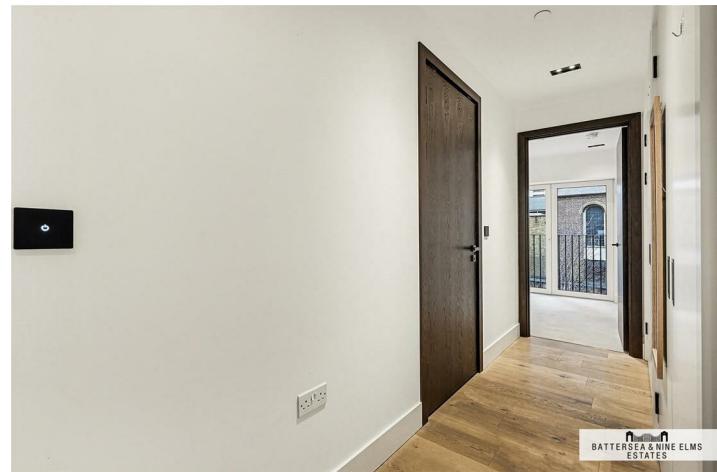
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

2 Exchange Gardens London

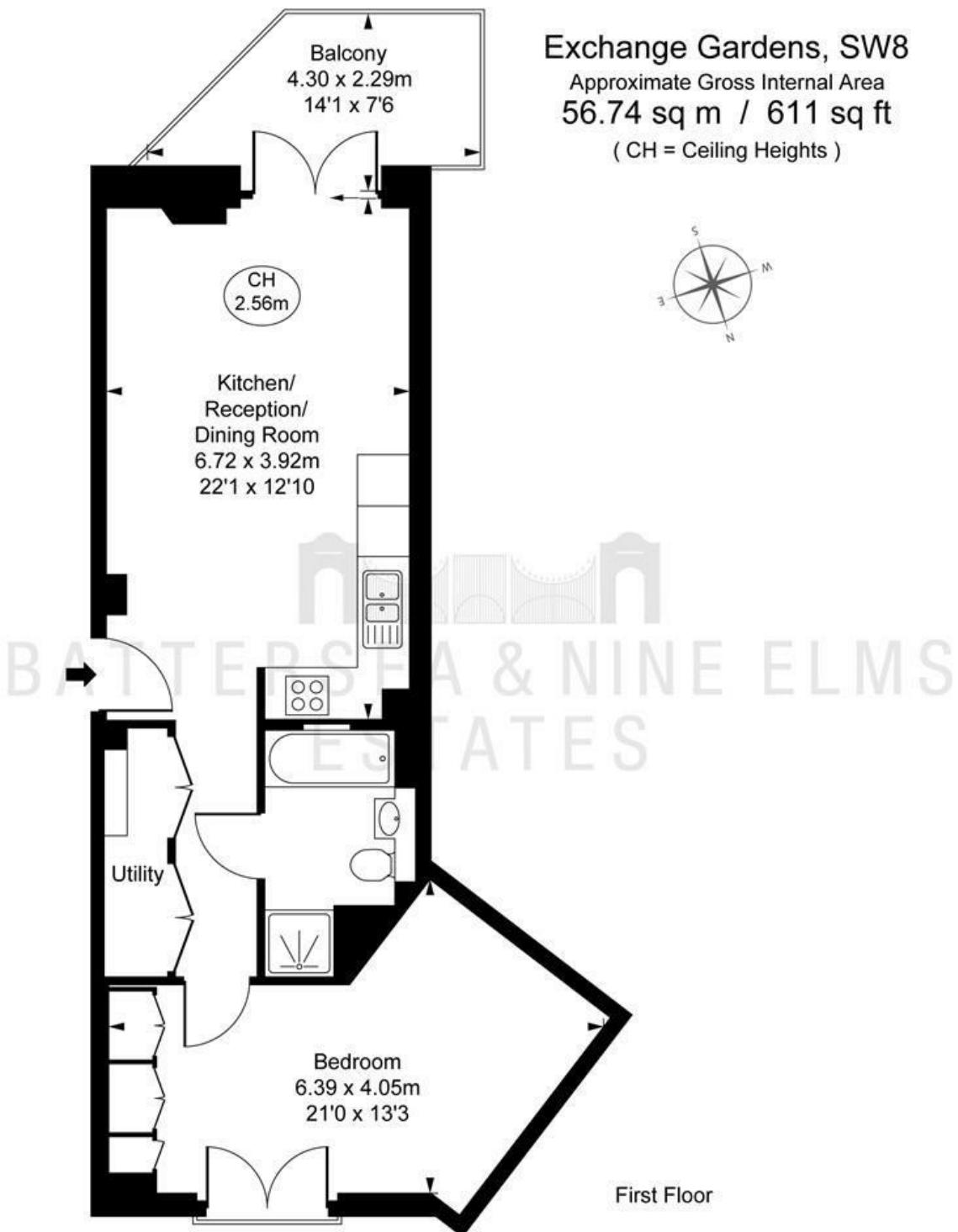


- One bedroom
- Residents gymnasium
- One bathroom
- Residents swimming pool
- 24 hour concierge





Floor Plan



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			
(81-91) B		86	86
(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		