



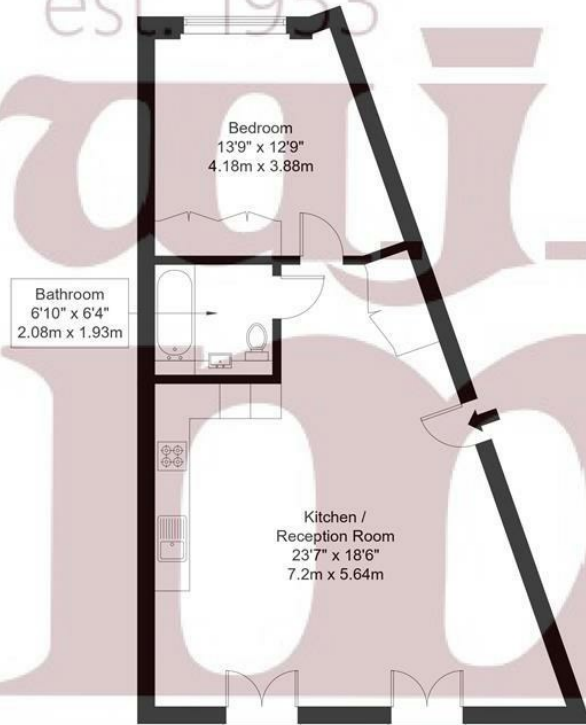
## KEYBRIDGE TOWER, SW8

£2,950 PER MONTH

- Resident's Gym, Pool, Steam Room & Sauna
- 5 Minute's walk to Vauxhall & Nine Elms station
- Juliet Balconies in both Lounge & Bedroom
- 24 Hour Concierge & Security
- Modern Development with Great Amenities
- Deposit is 5 week's Rent

wj.  
meade

## Exchange Gardens



Third Floor

Approx Gross Internal Area = 63 sq m / 678 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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W J Meade are pleased to present this stunning furnished apartment to rent in Keybridge Tower, SW8. This one bedroom apartment has been finished to the highest standard, comprising a high spec open-plan kitchen/ reception room with Juliet balcony, chic bathroom (with overhead shower and bath), and spacious bedroom with fitted wardrobes, dressing area and Juliet balcony. The attention to detail is what makes this property stand out, including the discreet mood lighting, wine fridge and clever storage options throughout.

This contemporary development was finalised in 2021 and the luxury facilities are all included within the rental price. The Concierge Desk is open 24 hours a day for your assistance and security on site and the Keybridge Club is a flexible space for working from home. The luxury Health and Wellbeing Suite includes a gym, indoor pool, sauna and steam room (all located in the lower levels of Keybridge Tower).

Positioned in between Nine Elms and Vauxhall, this area has transformed into one of London's most vibrant and desirable destinations, with great connections to the heart of the capital with both stations only 5 minutes' walk away. Local amenities include a variety of restaurants, bars and essential shops, along with Little Portugal and Vauxhall Park just across the street. Walking down The Thames Path, you'll reach the ever popular Battersea Park and Battersea Power Station (30 minute walk).

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band E

Current EPC Rating 85

Tenure:



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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.