

**LONDON
VICTORIA
GROUPS** 



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7A Exchange Gardens

, London SW8 1GG

- Vauxhall
- Spa
- 24-hour concierge
- EPC-B
- Swimming Pool
- Gardens
- CTB-F

£995,000 Leasehold



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Local Authority **Lambeth**
 Council Tax Band **F**
 EPC Rating **B**

Keybridge Capital, SW8 GROSS INTERNAL AREA
CAPTURE DATE: 12/03/2021 LASSER SCALE POINTS: 2,582,205
73.59 sqm / 792.12 sqft



GROSS INTERNAL AREA (GIA)
 73.59 sqm / 792.12 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and structural elements
 Includes wardrobe, kitchen and bathroom
 69.02 sqm / 742.93 sqft

EXTERNAL STRUCTURAL ELEMENTS
 Balconies, terraces, windows etc.
 16.42 sqm / 176.74 sqft

DESTRUCTED HEAD HEIGHT
 Standard use area under 1.8m
 0.00 sqm / 0.00 sqft

London Office Office
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 London, SW1V 1LW

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

