



Keybridge House, Exchange Gardens,  
Vauxhall  
£665,000

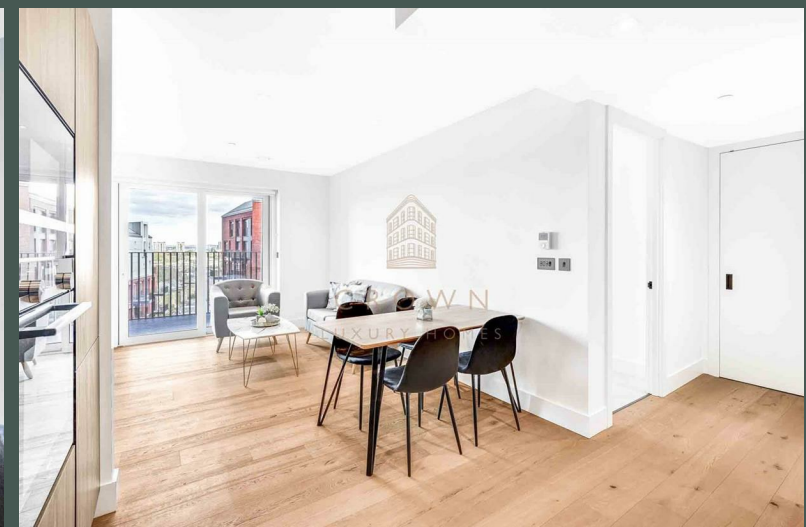


A stunningly designed one bedroom apartment on the 7th floor part of the Keybridge development in Vauxhall, SW8.



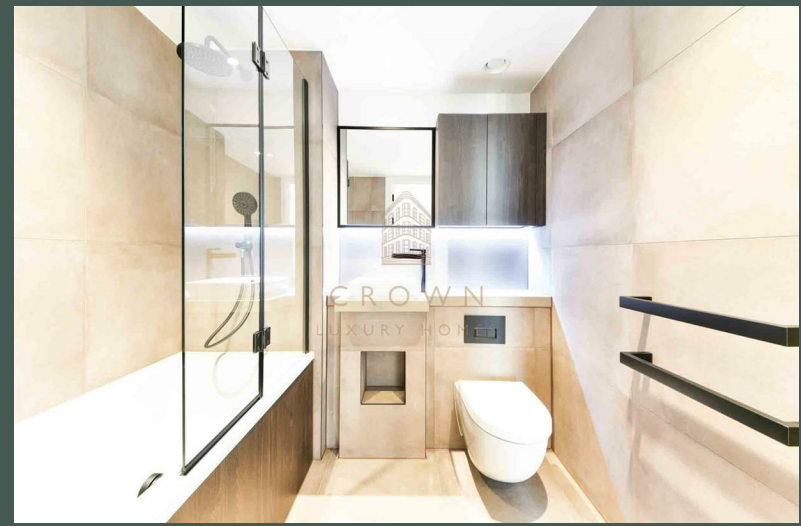
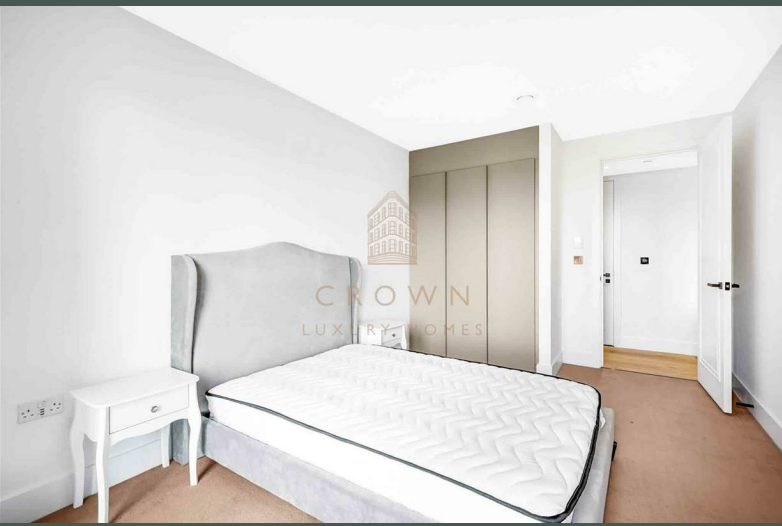
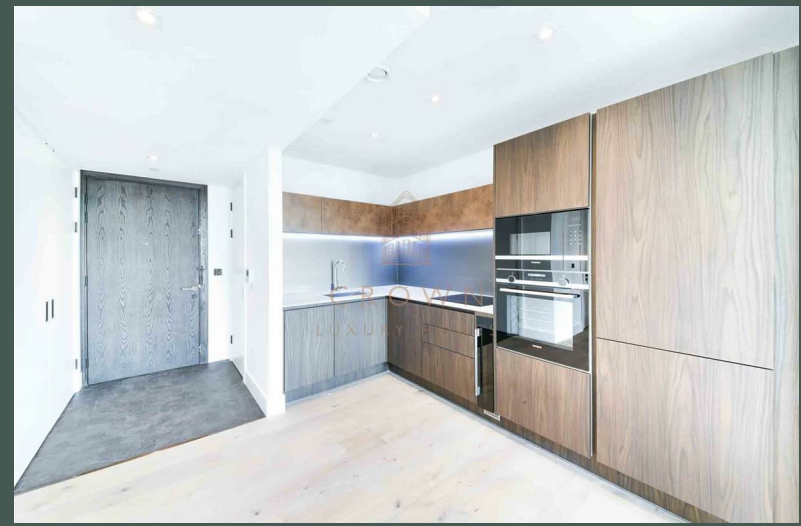
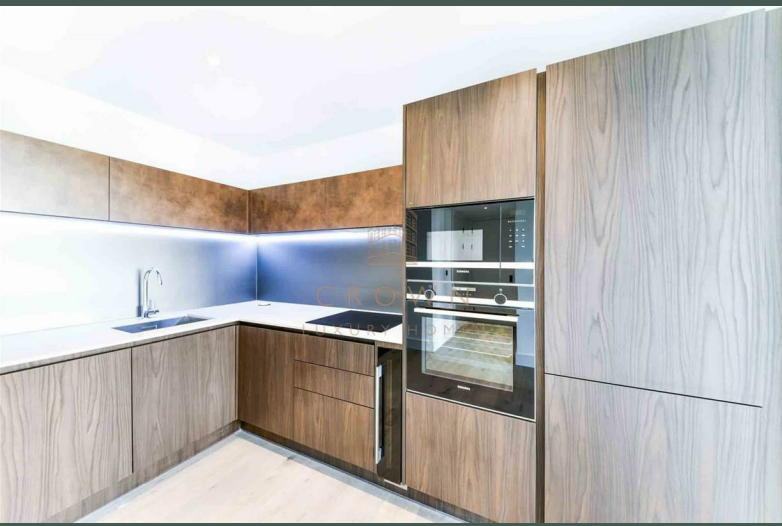
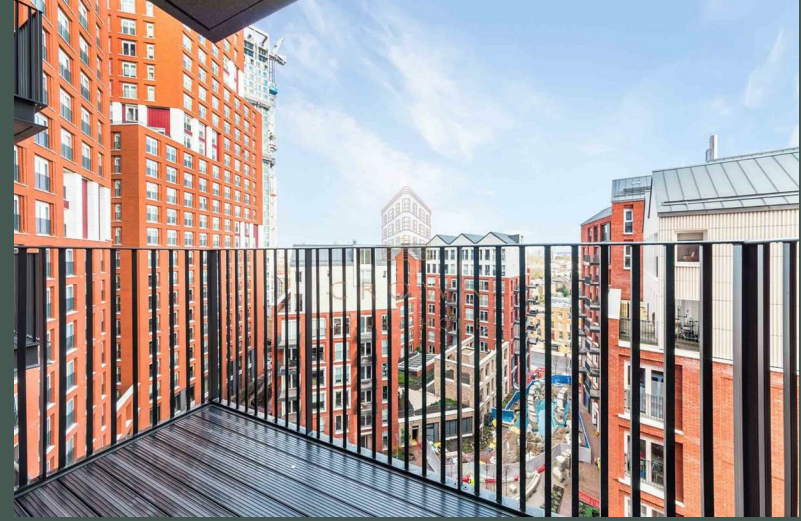
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- Concierge
- Near Vauxhall Station
- Residents' Swimming Pool
  - Residents' Gym
  - Modern Interior

- Floor-to-ceiling Windows
- Great Transport Links
- Residents' Spa, Steam Room and Sauna
  - Communal Gardens
  - Balcony



## The Property

A stylish one-bedroom property on the 7th floor, part of the vibrant, welcoming community of Vauxhall in South West London.

The open plan living and dining area is a great size, with floor-to-ceiling windows that provide an abundance of natural light and access to a balcony, keeping the atmosphere bright and airy all year round. A modern kitchen with integrated, top-of-the-range appliances and plenty of storage, it's sure to inspire any number of culinary creations!

The bedroom features expansive windows, warm carpeting and excellent fixtures. In the bathroom, a classic tiled finish, large tub and a bespoke, well-lit vanity unit create a relaxing, luxurious effect.

Then there's the incredible balcony, which has space for a table and chair set, providing a peaceful vantage point that's there to be enjoyed, day or night.

## Keybridge Development

Known as one of the city's most welcoming neighbourhoods, Vauxhall has a vast array of green-space, high-end shops, clubs, bars and restaurants, all part of a flourishing cultural scene. With so much going on in the local community, Keybridge is a genuine retreat, the emphasis on keeping its residents healthy, active and engaged. A range of exclusive, five-star facilities include a gym, pool with sauna and steam room, residents' lounge and club, all overseen by a 24hr concierge service, there to ensure you get the absolute most from your experience.

Local transport links are all outstanding, making travel into London and beyond quick and reliable. In short, this remains an exceptional development, committed to providing excellent quality-of-life.

## Additional Information

Heating/Hot Water Provider: Vital Energy

Council: Lambeth, Band E

Service Charge: £3,300 per annum (subject to change)

Ground Rent: £500 per annum (subject to change)

Local Council: Lambeth  
 Council Tax Band: E  
 Leasehold

| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|----------------------------|--|-----------|
|   | Current                    | Potential                                      |           |
| Very energy efficient - lower running costs |                            |  | Current   |
| (92 plus) <b>A</b>                          |                            |  | Potential |
| (81-91) <b>B</b>                            |                            |  |           |
| (69-80) <b>C</b>                            |                            |  |           |
| (55-68) <b>D</b>                            |                            |  |           |
| (39-54) <b>E</b>                            |                            |  |           |
| (21-38) <b>F</b>                            |                            |  |           |
| (1-20) <b>G</b>                             |                            |  |           |
| Not energy efficient - higher running costs |                            |  |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |           |

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