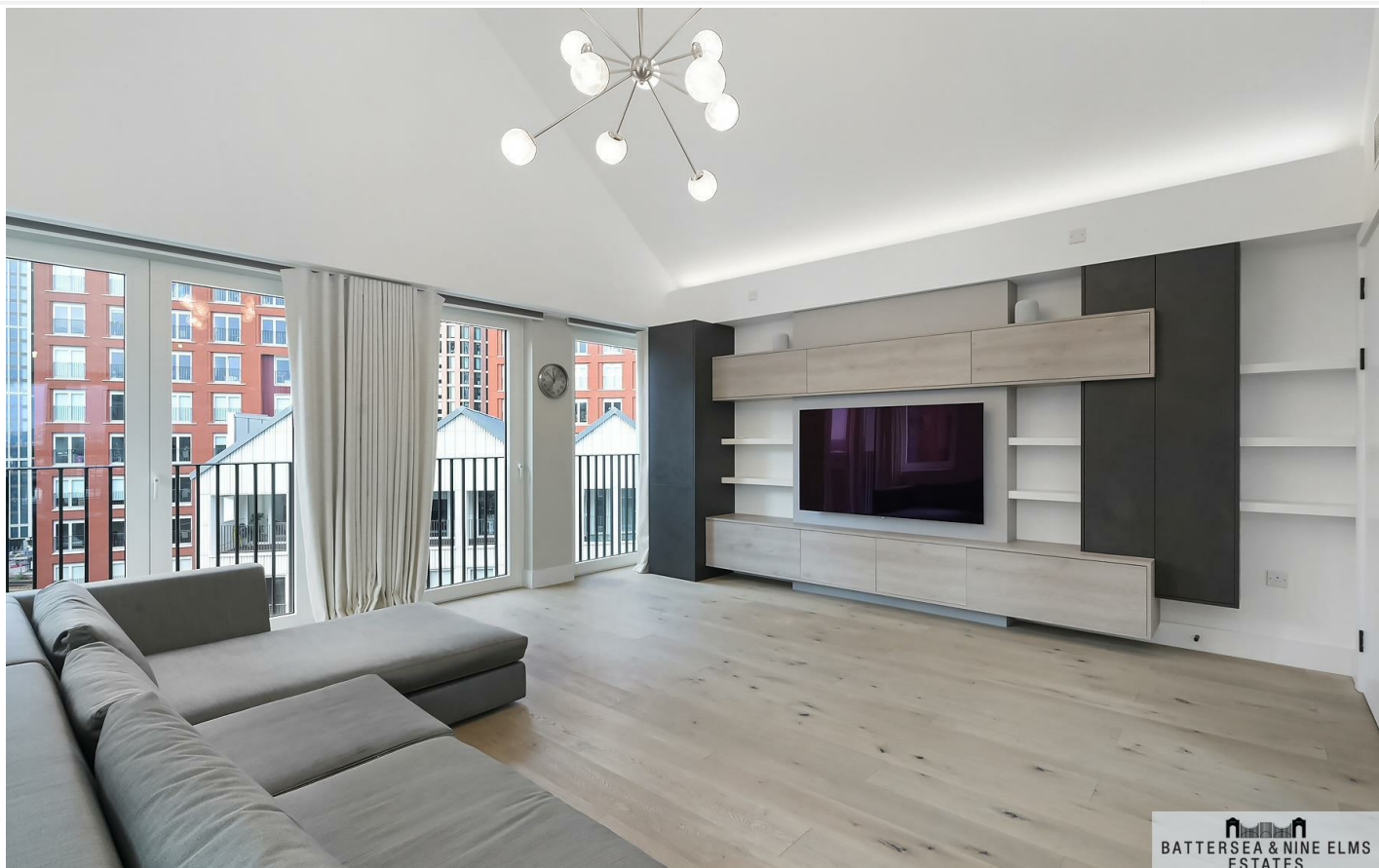


2 Exchange Gardens London

£1,380 Per Week

A unique three double bedroom duplex penthouse apartment to rent in the Keybridge development, located next to Nine Elms Northern Line station. This stunning property is arranged over two floors, offering a spacious open plan kitchen and reception area, and features a sun-filled balcony with far-reaching views across London.

The residents will have access to all the luxurious facilities, including a gym, swimming pool, lounge space and 24-hour concierge.

Parking available via separate negotiation.

Bedrooms have been digitally staged for marketing purposes

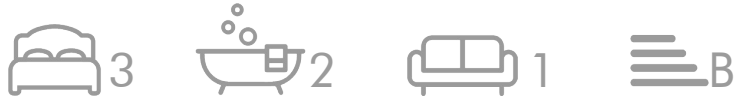
Change of contract fee: £50 including VAT
Council Tax - Lambeth - H
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1380 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre

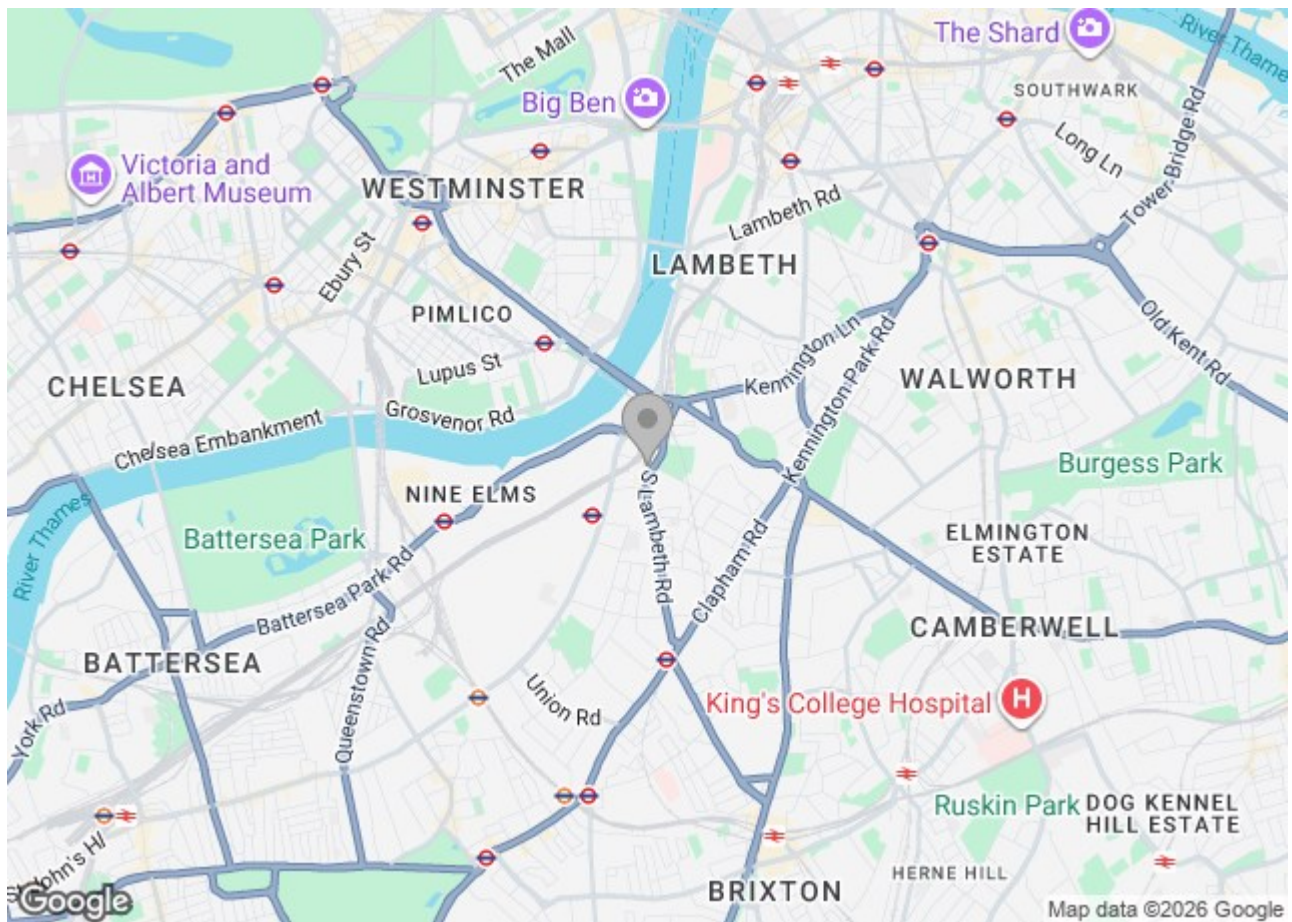
To check broadband and mobile phone coverage please visit Ofcom.

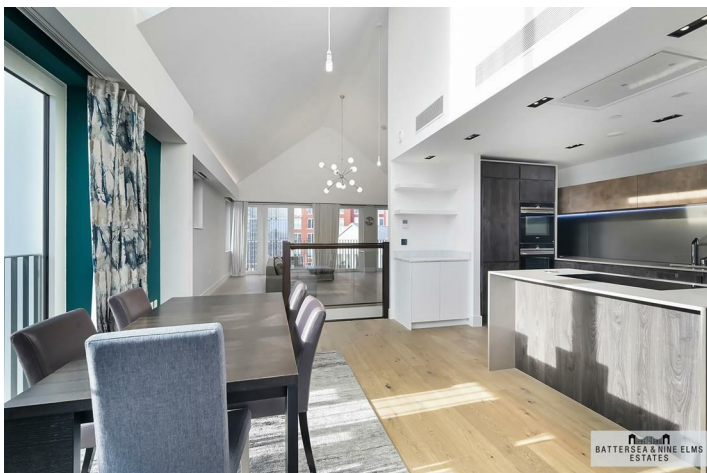
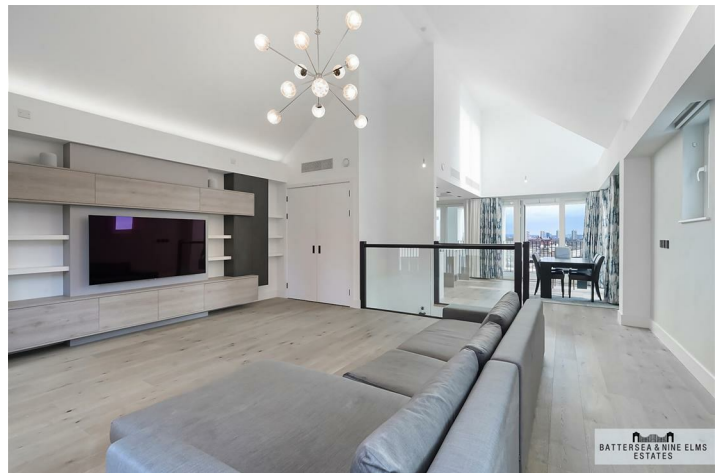
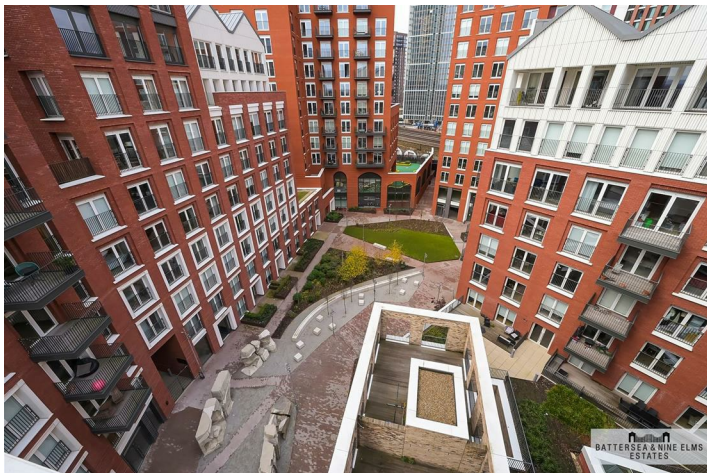
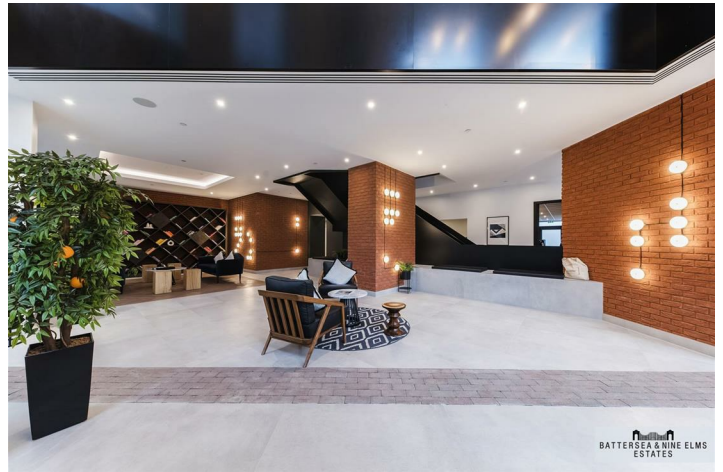
To check planning permission please visit Lambeth Council Website, Planning & Building Control

2 Exchange Gardens London

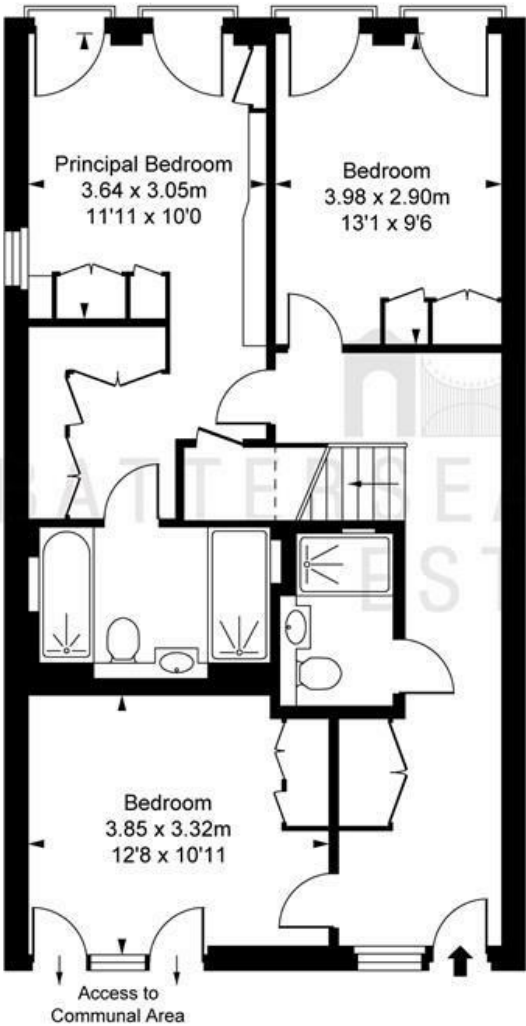


- Three Double Bedrooms
- Two Bathrooms
- Duplex Penthouse Apartment
- Furnished
- Onsite Facilities
- 24 Hour Concierge

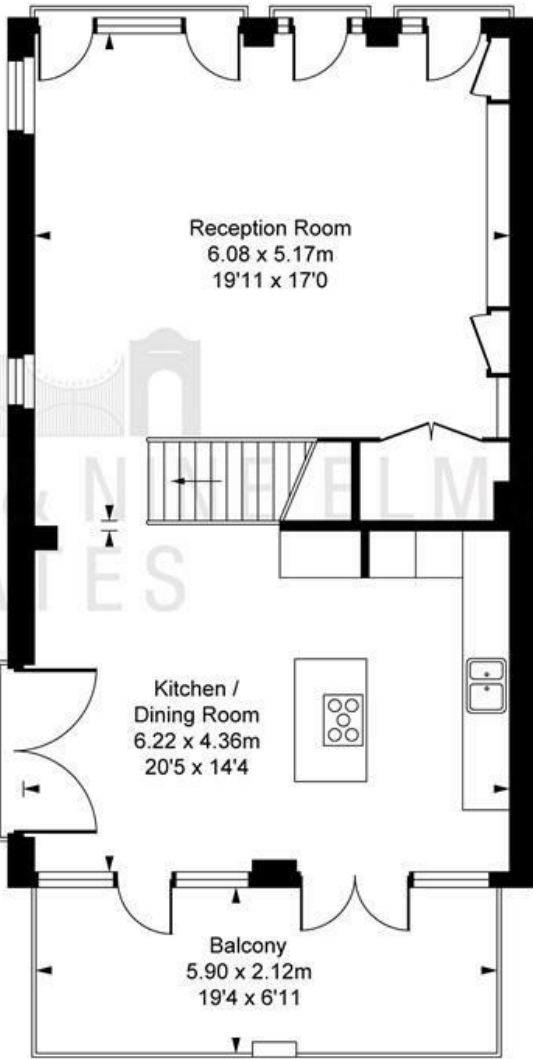




Exchange Gardens,
Keybridge House, SW8
Approximate Gross Internal Area
136.05 sq m / 1,464 sq ft
(Including restricted height
under 1.5m [- - - -])



Approximate Gross Internal Area
70.77 sq m / 762 sq ft



Approximate Gross Internal Area
65.27 sq m / 703 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(11-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	