



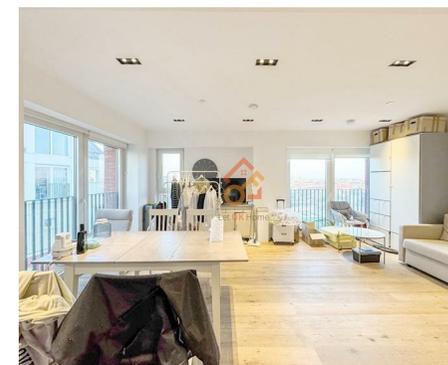
Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£3,900 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 17 Exchange Gardens London

SW8 1BQ



Let UK Home are excited to offer a two-bedroom apartment in the highly sought-after Keybridge development.

The flat comprises a spacious open kitchen with integrated appliances, a magnificent living room with wooden floors throughout, floor-to-ceiling doors allowing a flood of natural light and access to Juliet balconies, two bright bedrooms with built-in wardrobes (master with ensuite), one modern family bathroom and ample storage. A virtual viewing is provided.

Residents will benefit from a concierge (including mail room), Keybridge Club Lounge, a 15-meter swimming pool, a gym, a sauna and a steam room.

Keybridge is located within a short walking distance of Nine Elms station (Northern line) and Vauxhall Station (Victoria line and National Rail links). Open spaces such as Vauxhall Park, Vauxhall City Farm and Battersea Park are close by and popular shopping and entertainment hubs such as Oxford Circus and Leicester Square.

With convenient transportation, residents can quickly reach world-renowned universities such as King's College London (KCL), Imperial College (IC), London School of Economics and Political Science (LSE), University College London (UCL), and Queen Mary University (QM).

Local amenities include a variety of restaurants, bars and essential shops, along with Little Portugal. Vauxhall Park is across the street, or stroll up to peaceful Bonnington Square with its charming café culture. Walk The Thames Path to reach

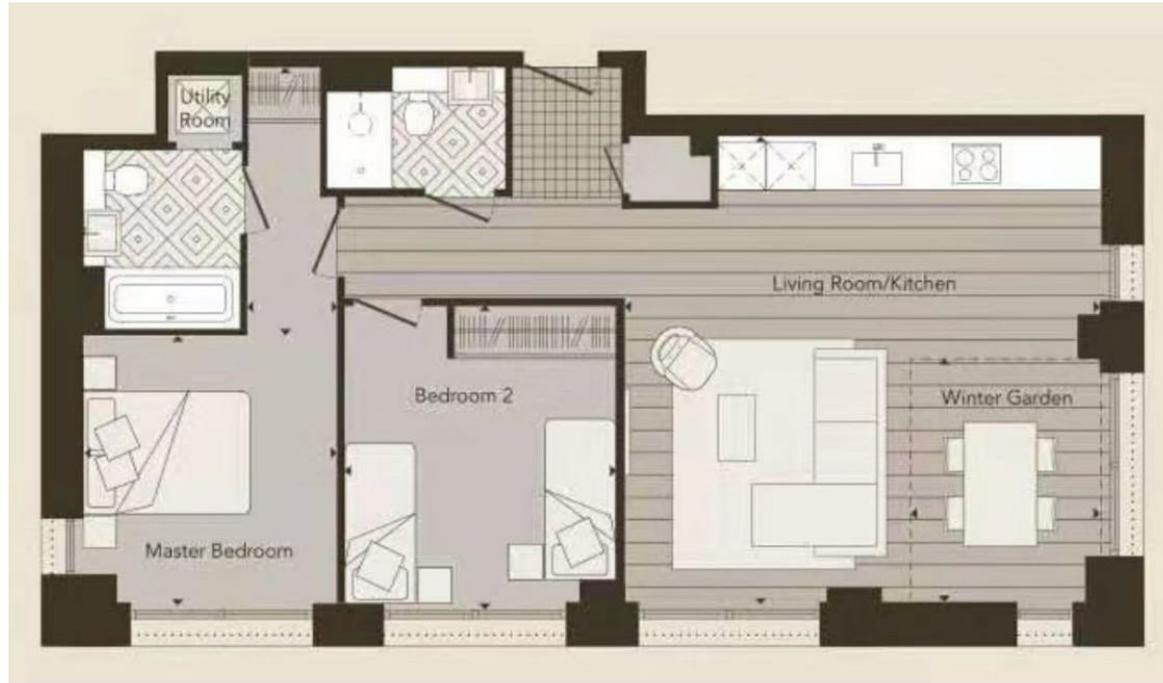


# 17 Exchange Gardens London

## £3,900 Per Month

- 8th Floor
- 24h Security
- The Gym
- The Spa
- Epc Rating: B
- Concierge Service
- Swimming Pool
- Sauna & Steam Room
- Residential Lounge
- Virtual Viewing Available





**Total floor area**

**77 square metres**



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: F**

**Local Authority:**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		

<https://www.letukhome.co.uk/>