

## Keybridge Capital, Exchange Gardens, Vauxhall

£3,000 PCM

- 24 hour concierge
- Swimming pool in building
- Juliette balcony
- Open plan living room and kitchen
- 13th Floor
- On site gym
- Double Bedroom
- Far reaching views

*This exciting modern development is located in the up and coming and sought after area of Vauxhall, centrally located and with The City and West End on your door-step. Being within Zone 1 Vauxhall offers tenants excellent transport links including Vauxhall Underground Station.*

This stunning apartment offers spectacular views over the City.

The spacious accommodation offers a stunning open planned living space. The sleek, modern kitchen benefits from an integrated fridge/freezer, wine cooler and dishwasher and a private balcony and one double Juliette balcony providing far reaching views of the surrounding cityscape.

The living space has been well designed with large storage cupboards, engineered wood flooring and full height doors and windows allowing the natural light to flood into the apartment.

Further accommodation includes one double bedroom with a Juliette balcony and inbuilt triple wardrobe in addition to a contemporary bathroom with plenty of integrated storage, rain shower, additional hand shower over bath and combination of mood/overhead spot lighting.

The private tower will include a 24 hour concierge services with monitored CCTV, Audio and visual door entry system. You will discover a Residents only Club Lounge and a Residents only swimming pool, gym, sauna and steam room located in Keybridge Lofts. Other benefits include cycle storage and an outside space for residents to enjoy in the form of two terraces, accessible from floors 10 and 5.

AVAILABLE NOW

FURNISHED

COUNCIL TAX BAND - E

EPC RATING - B85

1 WEEK HOLDING DEPOSIT - £692.30

5 WEEKS TOTAL DEPOSIT - £3416

Reception room/Kitchen  
24'3" x 14'5"

Bedroom  
12'2" x 10'11"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\*

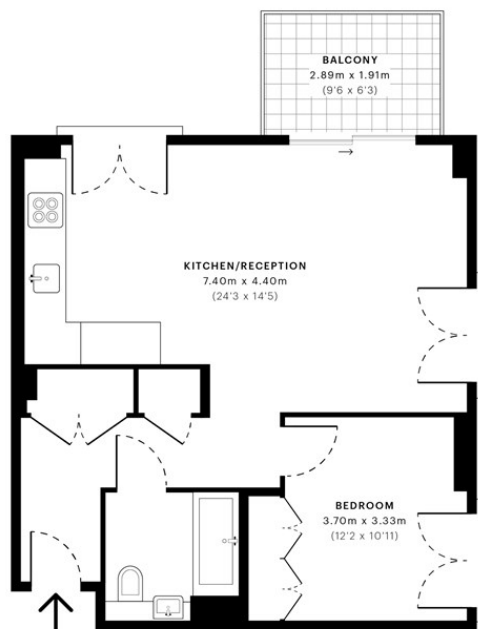


Keybridge Capital, SW8

CAPTURE DATE 21/05/2021 LASER SCAN POINTS 1,557,509

GROSS INTERNAL AREA

56.69 sqm / 610.21 sqft



— Thirteenth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
56.69 sqm / 610.21 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Excludes stairways, balconies, roof height  
53.84 sqm / 579.53 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.34 sqm / 57.48 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 61.72 sqm / 664.35 sqft  
IPWS 3C RESIDENTIAL 59.33 sqm / 638.62 sqft

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