

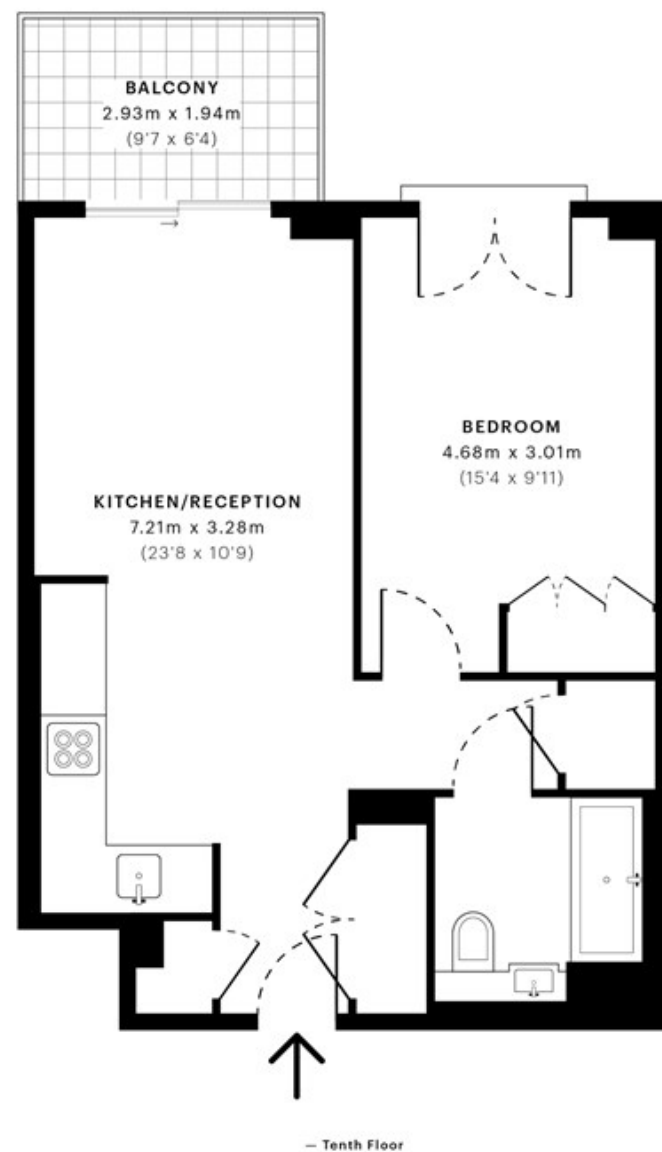


Exchange Gardens, SW8

CAPTURE DATE 09/04/2021 LASER SCAN POINTS 1,955,133

GROSS INTERNAL AREA

50.72 sqm / 545.95 sqft



2 ←



Keybridge Capital, Vauxhall

Asking Price £635,000 Leasehold

- 10th Floor apartment
- Open plan living/kitchen/dining area
- VIP access to the club lounge, gym, pool, sauna, and steam room
- 24 hour concierge service
- Fantastically located in the heart of Vauxhall
- Private balcony and additional Juliette balcony
- Views over the city
- Access to two additional residence terraces

GROSS INTERNAL AREA (GIA)
The footprint of the property
50.72 sqm / 545.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.79 sqm / 514.41 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.45 sqm / 58.66 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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.

IPMS 3B RESIDENTIAL 56.10 sqm / 603.86 sqft
IPMS 3C RESIDENTIAL 53.81 sqm / 579.21 sqft

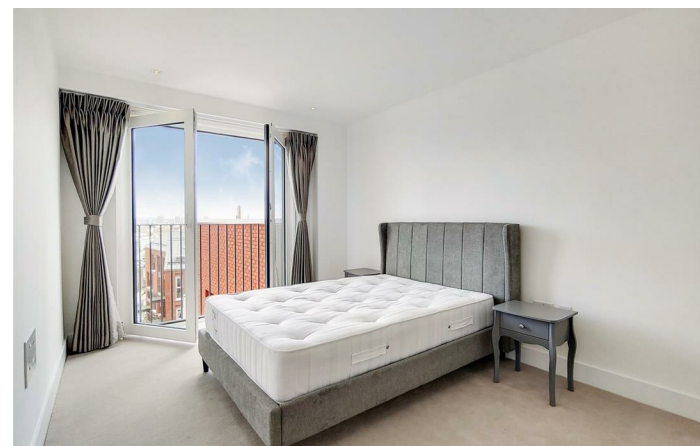
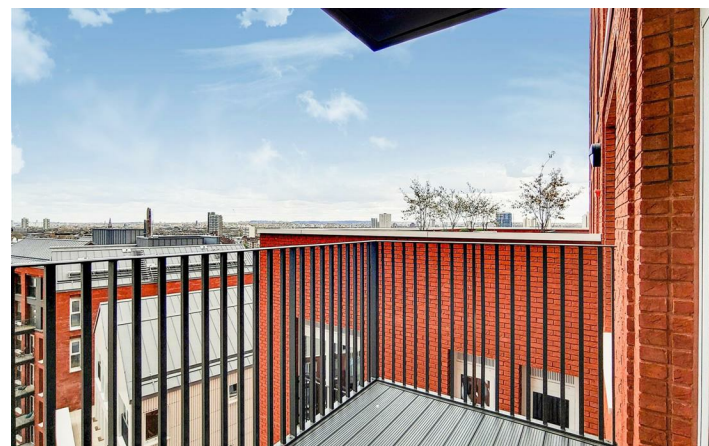
SPEC ID 6065f6aac955530dba48c4ab

Keybridge Capital, Vauxhall

Petty Son and Prestwich are excited to offer for sale this superbly proportioned one bedroom apartment presented in sleek condition and located in a contemporary development where urban sophistication meets skyline living in the heart of Vauxhall.



Council Tax Band: E



Slick, stylish, and seriously well-connected, this 10th-floor apartment is located in one of SW8's most exciting modern developments. Perfectly placed in Zone 1, just 0.3 miles from Vauxhall Underground & Rail Station in one of London's fastest-rising hot spots, you're moments from both The City and the buzz of the West End. Whether it's commuting, catching up over cocktails, or late-night art shows, everything London has to offer is right on your doorstep. The apartment's open-plan living space has been carefully crafted for both style and function. The kitchen features integrated appliances and crisp finishes, perfectly suited to both relaxed brunches and entertaining. Stylish brown wood cabinetry is complemented by a cream worktop and flows seamlessly into the open-plan lounge/diner, which opens onto a generous balcony boasting impressive views across the London skyline. The spacious double bedroom is filled with natural light and benefits from fitted wardrobes and double doors opening to a Juliette balcony. The hallway offers excellent built-in storage, whilst the bathroom is finished to a high standard with large cream tiles, striking black fittings, a full-size bath, an overhead rainfall shower and an additional handheld shower. This exclusive tower offers 24-hour concierge, CCTV, cycle storage, and audio-visual entry systems for complete peace of mind. Residents also get VIP access to the club lounge, gym, pool, sauna, and steam room at the neighbouring Keybridge Lofts. When the sun's out you can relax on two shared roof terraces - one conveniently located on your floor, and another tucked away on the fifth for a quiet retreat.

Lease Information: 999 years from 14th September 2018 (991 years currently remain)
Service Charge: £2395.68 per annum
Ground Rent: £500 per annum

EPC Rating: B86
Council Tax Band:E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Kitchen/Reception

23'8 x 10'9

Bedroom

15'4 x 9'11