

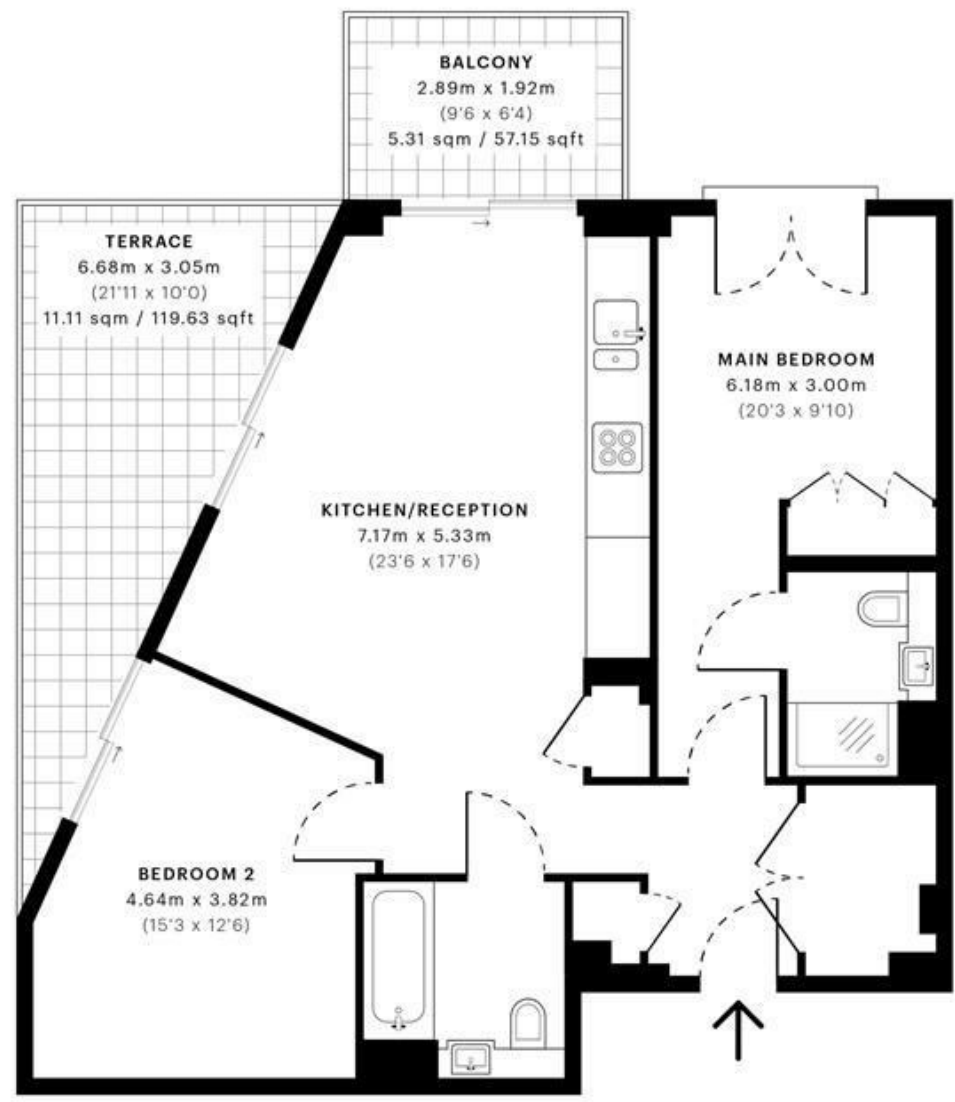


Keybridge Capital, SW8

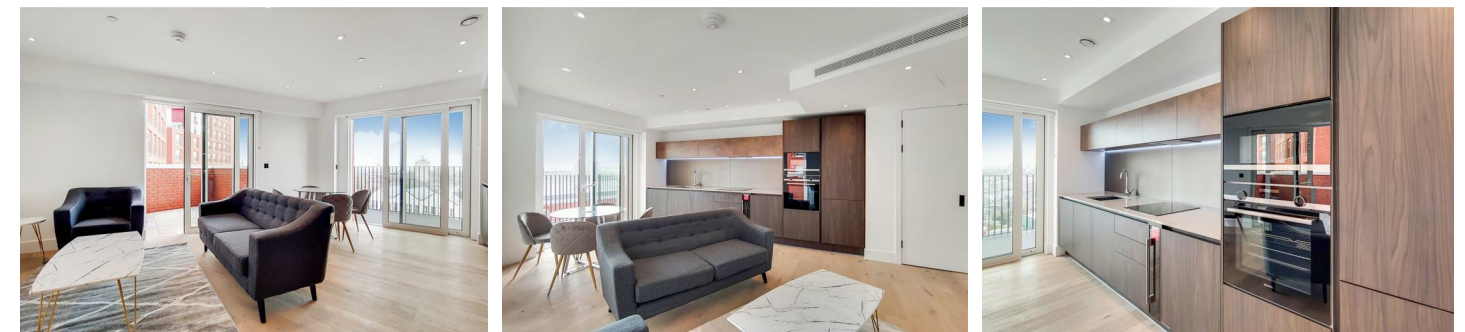
CAPTURE DATE 12/03/2021 LASER SCAN POINTS 2,582,205

GROSS INTERNAL AREA

73.59 sqm / 792.12 sqft



- Tenth Floor



Keybridge Capital, Vauxhall

£935,000 Leasehold

- Two double bedrooms
- Large open plan living/kitchen/dining area
- VIP access to the club lounge, gym, pool, sauna, and steam room
- Panoramic views over the city
- cycle storage
- 10th Floor apartment
- Private balcony & large private terrace
- Chain free
- 24 hour concierge service
- Access to two additional residence terraces

GROSS INTERNAL AREA (GIA) The footprint of the property 73.59 sqm / 792.12 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 69.02 sqm / 742.93 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 16.42 sqm / 176.74 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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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 - 89.36 sqm / 961.86 sqft
IPMS 3C RESIDENTIAL - 86.04 sqm / 926.13 sqft

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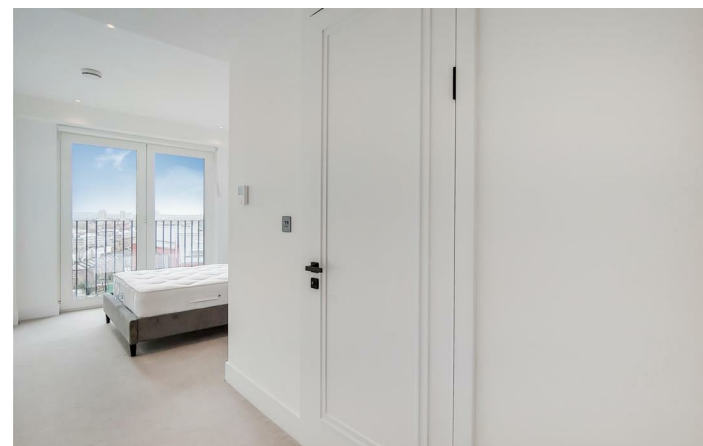
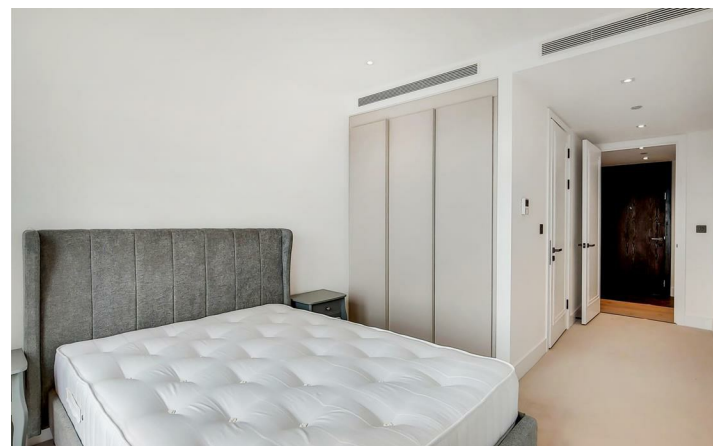


Keybridge Capital, Vauxhall

Petty Son & Prestwich are excited to offer for sale this two bedroom apartment in a striking modern development where urban sophistication meets skyline living in the heart of Vauxhall.



Council Tax Band: F



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 apartments generously sized open-plan living space (7.1m x 5.3m) has been carefully crafted for both style and function. Engineered wood flooring and floor-to-ceiling glazing perfectly frames the incredible panoramic city views, whilst effortless indoor-outdoor flow to your private terrace and balcony provides the perfect for sundown drinks or al fresco dinners. The kitchen is a sleek, modern affair with integrated appliances, wine cooler, and crisp contemporary finishes ready for everything from casual brunch to dinner parties.

The apartment boasts two double bedrooms, including a standout principal suite with a balcony, triple built-in wardrobes, and a luxe en-suite shower room. The second bedroom opens directly onto the private roof terrace; ideal for guests or a home office with a view. A stylish family bathroom rounds out the space, complete with mood lighting, rainfall shower, and clever built-in storage.

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.

EPC Rating: B85

Council Tax Band: F

Lease Information: 999 years from 14th September 2018 (992 years currently remaining)

Service Charge: £2555.91 (reviewed annually)

Ground Rent: TBC

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Kitchen/living/dining room
23'6 x 17'6

Bedroom One
20'3 x 9'10

Bedroom Two
15'3 x 12'6