



Keybridge House, Exchange Gardens, Vauxhall, SW8

Asking Price: £650,000

 Benham
& Reeves

Keybridge House, Exchange Gardens, Vauxhall, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning fourth floor apartment spans an approximate 573 square feet and is presented to the highest standard and provides exceptional accommodation. The large open-plan reception room offers ample entertaining space as well as a fully equipped high specification kitchen with integrated appliances. The living area leads to a large, private balcony overlooking the beautiful landscaped gardens. This is complemented by a generously proportioned double bedroom with built-in wardrobe, large windows and a luxury bathroom with tiled walls, plenty of storage space and chrome fixtures and fittings. The flat further benefits from underfloor heating system, engineered wooden floor in the reception room and hallway and carpets in the bedroom for added comfort.

Residents have access to an exclusive selection of facilities including a 24-hour concierge, state-of-the-art gym, spa, sauna, steam room and a 15-metre swimming pool. The Keybridge club lounge has hot desks, meeting areas and WI-FI access, while secure cycle storage and underground parking provide additional convenience.

Just a short walk from the Victoria line at Vauxhall station for quick links through to Oxford Street, Euston and King's Cross as well as easy access to Vauxhall's National Rail service.





Property Features:

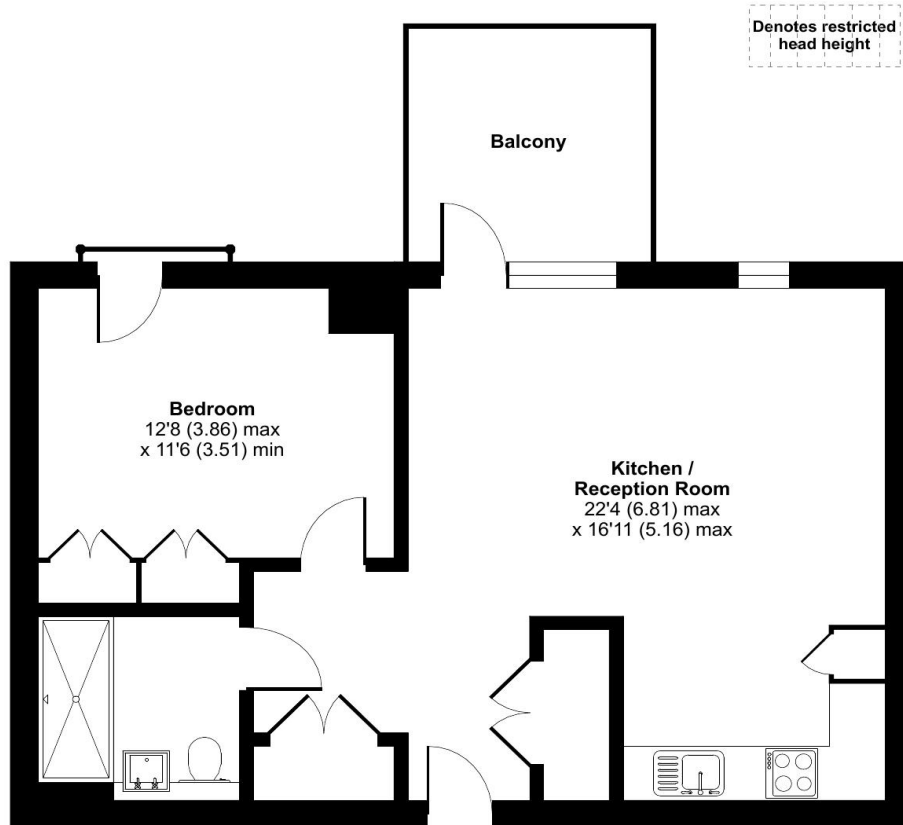
- One Bedroom
- One Bathroom
- Fourth Floor
- 573 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Residents' Lounge, 15 Metre Swimming Pool, Spa and Gymnasium
- Vauxhall Underground Station (Zone 1)



Exchange Gardens, Vauxhall, SW8

Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£650,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 992 Years Remaining
Ground Rent:	£500.00 (per annum) to June 2024
Service Charge:	£3,318.34 (per annum) for the year 2024
Anticipated Rent:	£2,600.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240020

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