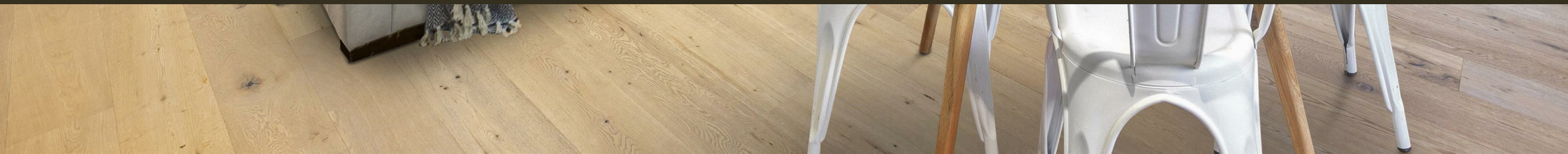




1 Exchange Gardens, Vauxhall
SW8

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£665,000 Leasehold

A well-presented, bright and spacious 1 bedroom apartment comprising 610sq.ft (56sq.m) available for sale in Keybridge Tower, a popular residential development completed in 2019. This amazing property has an open plan reception room, a smart integrated kitchen, large bedroom with fitted wardrobes, good storage throughout, Juliette style balconies with far reaching roof top views and a luxury bathroom suite with utility cupboard housing a washing machine. Residents enjoy a 24-hour concierge service, state of the art gymnasium, 15 metre swimming pool and access to the Keybridge Club Lounge. Keybridge also benefits from an on-site Gail's Bakery and is a short walk from both Nine Elms & Vauxhall Stations providing very easy access across London.

*Please note the property is currently Tenanted until at least March 2025 generating a rent of £2,816.67pcm producing a Gross Rental Yield of 5.08%

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band E (London Borough of Lambeth)
- Leasehold: 994 Years Remaining (999 years from 1 January 2018)
- Service Charges: £3,226.98 per annum (payable 6 monthly)
- Ground Rent £500 per annum (payable half-annually)
- EPC Rating B (85)

- EWS1 Compliant
- 1 Bedroom
- 610sq.ft (56sq.m)
- Open Plan Reception
- Southeast Aspect
- Floor to Ceiling Windows
- 24 Hour Concierge
- Residents Gym
- Swimming Pool
- 0.3 Miles from Vauxhall Station



EPC certificate available on request.

