



1 Exchange Gardens, London  
SW8

GARTONJONES.COM



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## Asking Price £820,000

An exceptionally spacious, larger-than-average 1-bedroom apartment, spanning 672sq.ft (62sq.m), is available within the prestigious Keybridge Tower—the UK's tallest residential brick tower. This prime residence offers an unparalleled blend of scale, luxury, and connectivity in the heart of the thriving Nine Elms district. The apartment is designed to maximize natural light and space, featuring a superb dual-aspect, open-plan reception room anchored by expansive floor-to-ceiling windows, which frame impressive city views. The high-specification kitchen boasts sleek, integrated appliances and smart storage solutions, perfect for contemporary living. The generous master bedroom serves as a serene retreat and benefits from built-in wardrobes, while the luxurious bathroom suite is finished with high-end porcelain tiling and modern fittings. The apartment benefits from excellent storage throughout.

Residents of Keybridge enjoy exclusive, five-star hotel-style amenities that elevate daily living, including a 24-Hour Dedicated Concierge Service for security and convenience, the Keybridge Club Lounge offering flexible workspace and leisure areas, a State-of-the-Art Gymnasium and Fitness Suite, and a 15-Metre Swimming Pool, Spa, Sauna, and Steam Room for ultimate relaxation and wellness. Furthermore, residents have access to the landscaped communal gardens and one acre of open space. Keybridge is perfectly positioned for seamless Zone 1 access, conveniently located just a short walk from both Vauxhall (Victoria Line & National Rail) and the Nine Elms (Northern Line) tube stations, offering rapid transport across Central London and the City. The property is also a short walk from the vibrant riverside amenities of Nine Elms and the greenery of Vauxhall Park.

Please note furniture may differ to that shown in the current photos.

- Leasehold: 992 Years Remaining
- Service Charges: £5,300 per annum
- Ground Rent: £500 per annum
- EPC Rating B (85)

- 1 Bedroom
- 672sq.ft (62sq.m)
- South Facing
- Open Plan Reception & Modern Integrated Kitchen
- Dual Aspect
- Fantastic Views
- 24 Hour Concierge
- Residents Gym
- Swimming Pool
- 0.3 Miles from Vauxhall & Nine Elms Stations

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