



Keybridge House, 2 Exchange Gardens
London SW8

GARTON JONES.COM



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£975,000 Leasehold

A spacious 2-bedroom apartment comprising 873sq.ft (81sqm) located in Keybridge House, Exchange Gardens, a popular new build development in the Nine Elms Regeneration. Offered in fantastic condition, the apartment offers an open plan reception room, smart integrated kitchen, two double bedrooms, good storage throughout, 2 luxury bathroom suites (including 1 en-suite) and benefits from fantastic natural light throughout with all principal rooms facing South. The Owners have upgraded the apartment to include comfort cooling in the reception & bedrooms and the property also benefits from a secure underground parking space. Keybridge is a very popular residential development and residents enjoy a 24-hour concierge service, state of the art gymnasium, 15 metre swimming pool & Keybridge Club Lounge. There is an on-site Gail's Bakery and residents are located close to Nine Elms Sainsbury's superstore, within easy reach of many other shops and local restaurants as well as the transport links of Vauxhall including rail, tube, bus, taxi, and river boat services as well as the new Nine Elms Tube Station.

Leasehold: 999 Years from 1 January 2018 (995 Remaining)
Service Charge: approx.. £4,500 per annum
Ground Rent: £700 per annum
Lambeth Council Tax Band F - £2,398.13 per annum

- EWS1 COMPLIANT
- 873sq.ft (81sq.m)
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Secure Underground Parking
- Comfort Cooling
- 24 Hour Concierge
- Residents Gym
- Swimming Pool
- Moments from Nine Elms & Vauxhall Stations



EPC certificate available on request.



APPROX. GROSS INTERNAL AREA FLOOR 873 sq. ft / 81.10 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

