

Exchange Gardens, Nine Elms, SW8

Asking Price: £600,000

Benham & Reeves

Exchange Gardens, Nine Elms, SW8

1 Bedroom | 1 Bathroom | Leasehold

This spacious first-floor apartment spans approximately 650 square feet and is presented to the highest standard, providing exceptional accommodation. The large, open-plan reception room offers ample entertaining space, as well as a fully equipped, high-specification kitchen with integrated appliances. This is complemented by a generously proportioned double bedroom with a built-in wardrobe, large windows and a luxury bathroom with tiled walls, plenty of storage space. The apartment further benefits from an underfloor heating system, engineered wooden flooring 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.

The Victoria line at Vauxhall station is in close proximity for quick links through to Oxford Street, Euston and King's Cross, as well as easy access to Vauxhall's National Rail service.







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Property Features:

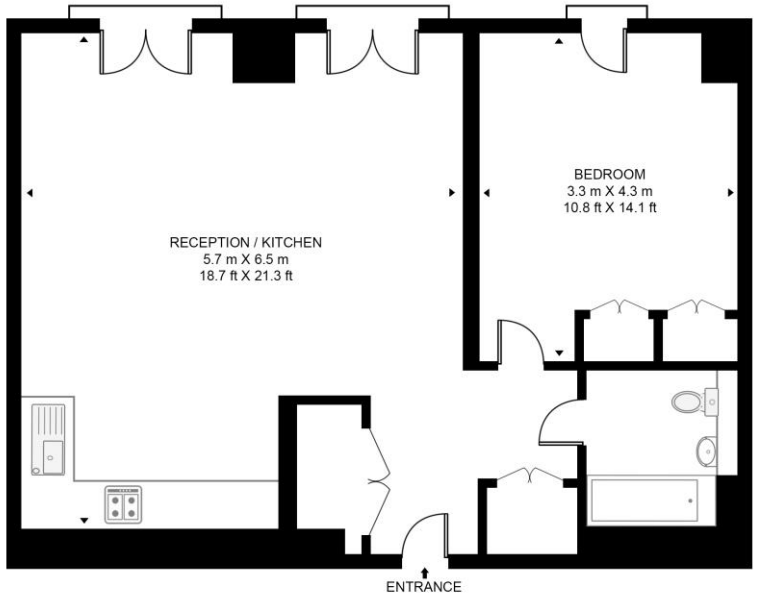
- One Bedroom
- One Bathroom
- First Floor
- 650 Square Feet (Approx.)
- 24-Hour Concierge
- Swimming Pool and Spa
- Gymnasium
- Vauxhall Underground Station (Zone 1)

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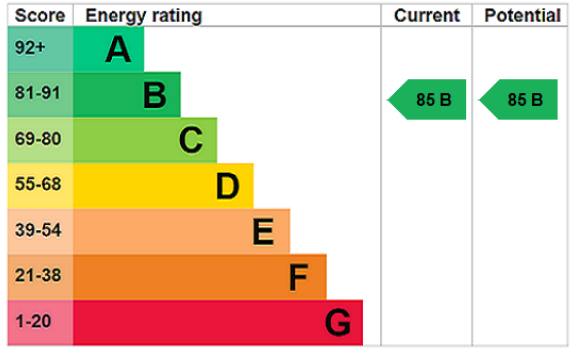
EXCHANGE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 650 SQ.FT (60.4 SQ.M)





FIRST FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

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

Asking Price:	£600,000
Tenure:	Leasehold Expires 23/06/3017 Approximately 990 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2026
Service Charge:	£3,800.00 (per annum) for the year 2026

Viewings:

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

Our reference: NIN260265

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