

Keybridge House, Exchange Gardens, Vauxhall, SW8

Asking Price: £556,000

Benham & Reeves

Keybridge House, Exchange Gardens, Vauxhall, SW8

1 Bedroom (s) 1 Bathroom (s) Leasehold

This stunning fourth-floor apartment spans approximately 573 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. The living area leads to a large, private balcony overlooking beautiful, landscaped gardens. 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 and chrome fixtures and fittings. The flat 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.

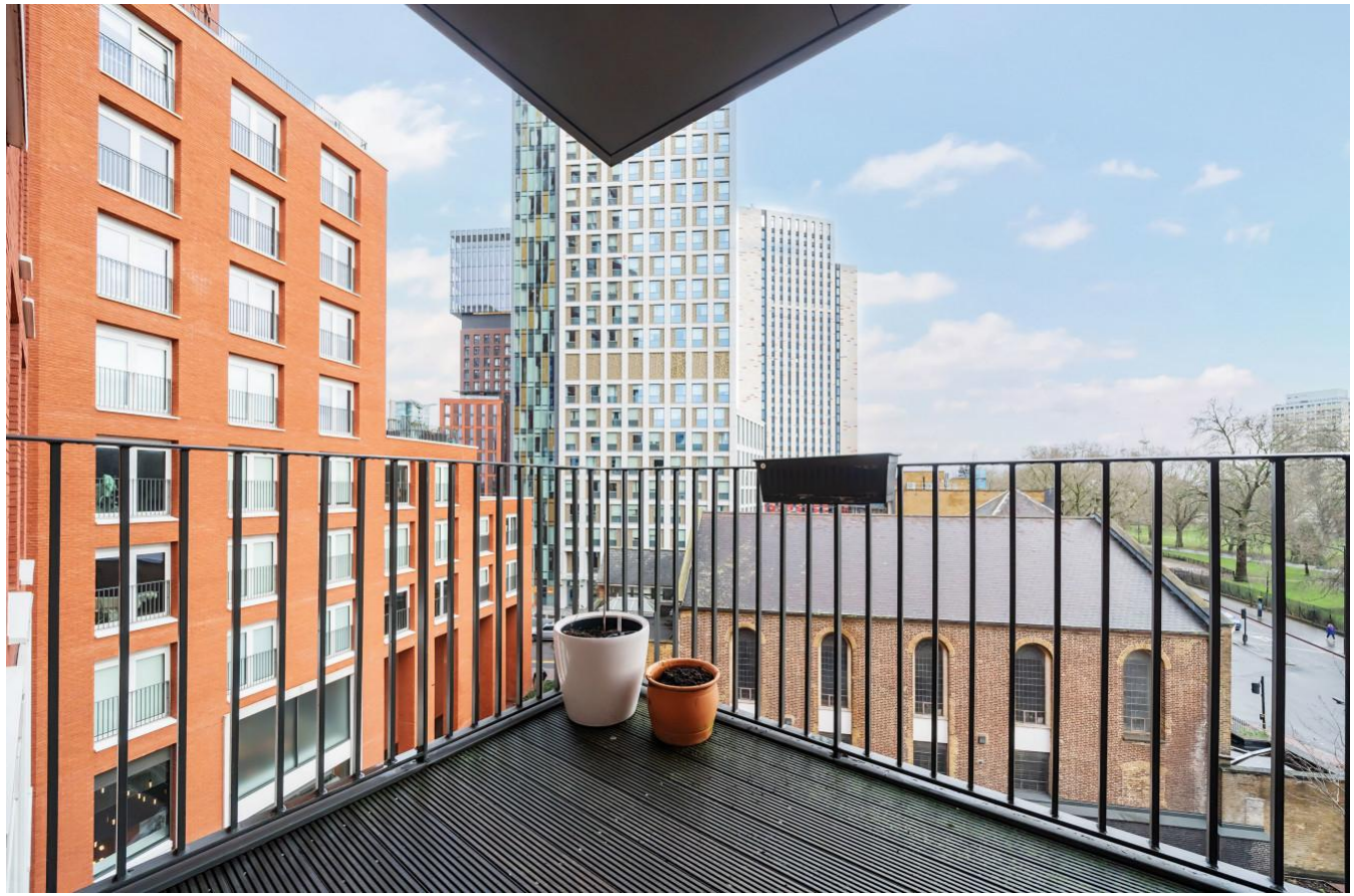
Just a short walk from the Victoria line at Vauxhall station for quick links through to Oxford Street, Euston and King's Cross, as well as easy access to Vauxhall's National Rail service.







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Property Features:

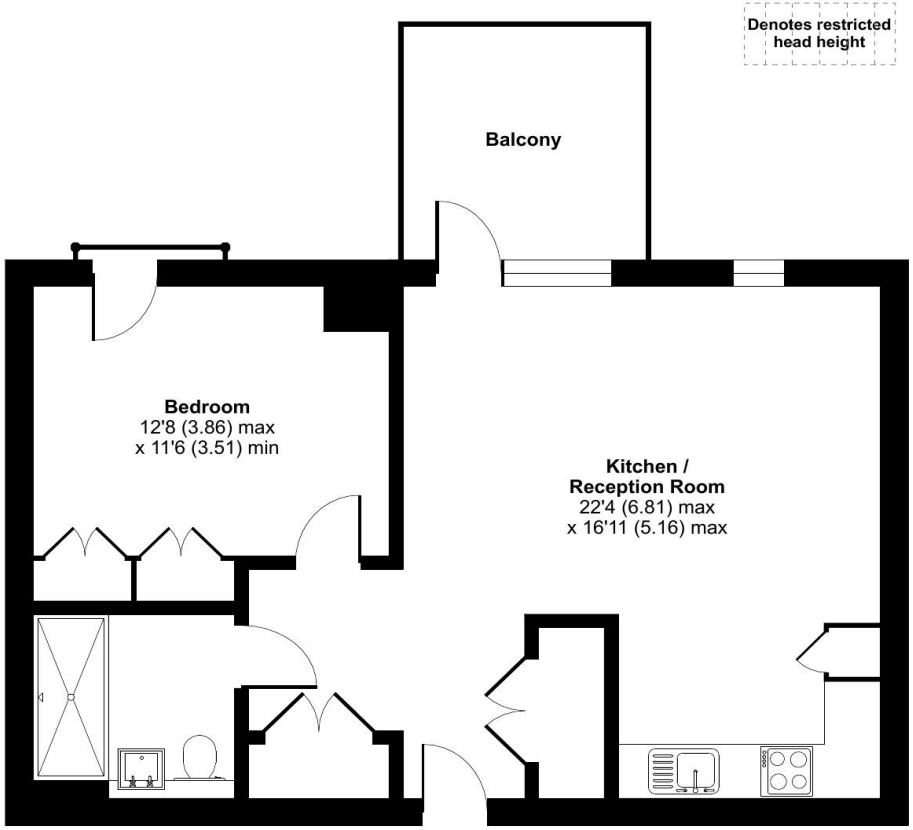
- One Bedroom
- One Bathroom
- Fourth Floor
- 573 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Residents' Lounge
- 15 Metre Swimming Pool and Spa
- Gymnasium
- Vauxhall Underground Station (Zone 1)

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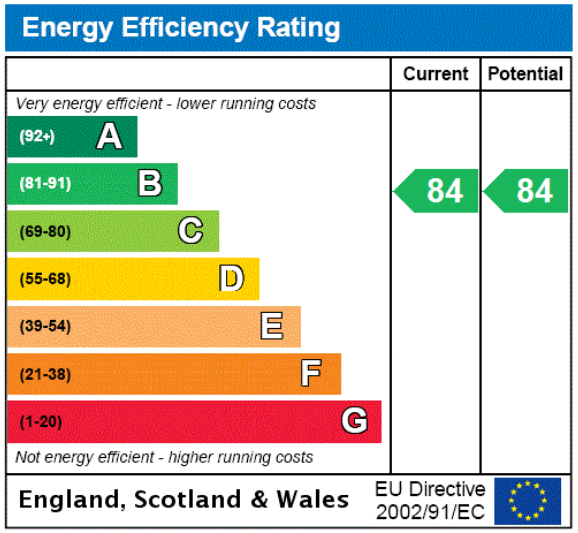
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Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



FOURTH FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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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:	£565,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 990 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 21 years Next Review: 2039
Service Charge:	£3,300.00(per annum) for the year 2026
Anticipated Rent:	£2,795.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: NIN240020

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