

Keybridge House, Exchange Gardens, Vauxhall, SW8

Offers in excess of: £850,000

Benham & Reeves

Keybridge House, Exchange Gardens, Vauxhall, SW8

2 Bedroom (s) 2 Bathroom (s) Leasehold

This stunning fifth floor, two bedroom apartment spans an approximate 877 square feet and is presented in excellent decorative order and provides 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 south-west facing balcony overlooking the beautiful landscaped gardens. This is complemented by a generously proportioned double bedroom with 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 bedrooms 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:

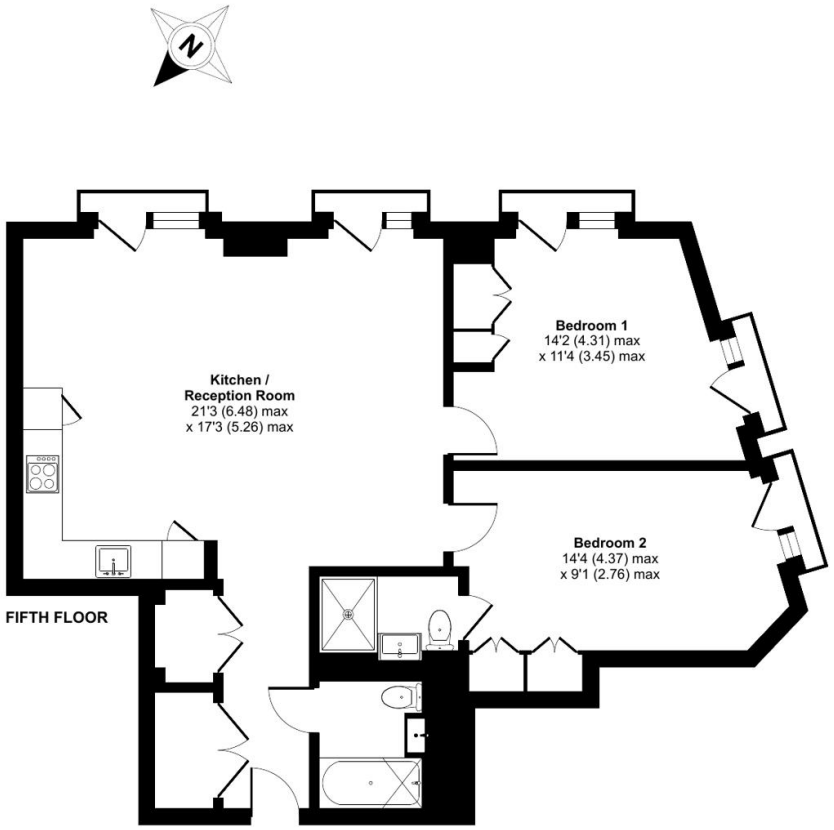
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 877 Square Feet (Approx.)
- Private South-West Facing Balcony
- 24-Hour Concierge
- Residents' Lounge, Swimming Pool, Spa and Gymnasium
- Vauxhall Underground Station (Victoria Line, Zone 1)

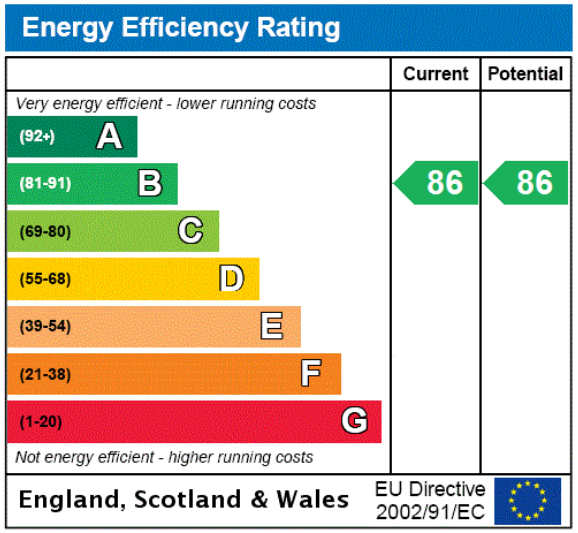
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Exchange Gardens, Nine Elms, SW8

Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Benham & Reeves. REF: 1149630

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Terms & Conditions:

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

Offers in excess of:	£850,000
Tenure:	Leasehold Expires 23/06/3017 Approximately 990 Years Remaining
Ground Rent:	£650.00 (per annum) for the year 2026
Service Charge:	£6,563.54 (per annum) for the year 2026
Anticipated Rent:	£3,358.00 pcm Approx. 4.7% Yield

Viewings:

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

Our reference: CHN240025

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