



Keybridge House, Exchange Gardens, Vauxhall, SW8

Asking Price: £580,000

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.



Keybridge House, Exchange Gardens, Vauxhall, SW8



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)

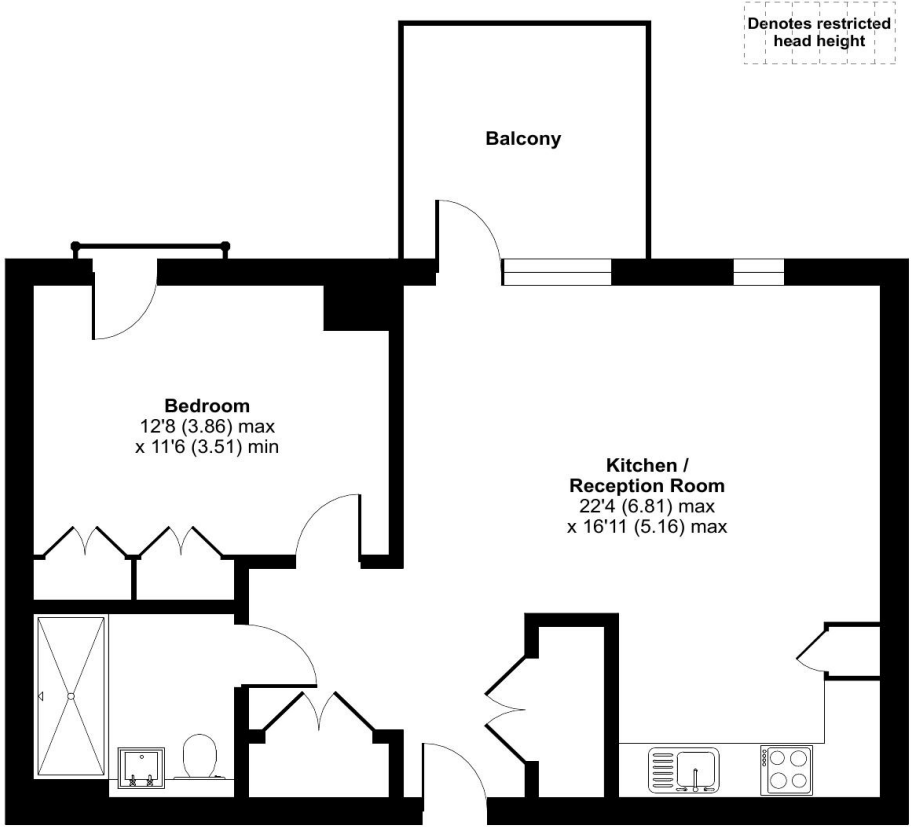


Keybridge House, Exchange Gardens, Vauxhall, SW8



Exchange Gardens, Vauxhall, SW8

Approximate Area = 573 sq ft / 53.2 sq m
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Benham & Reeves. REF: 1064176

Terms & Conditions:

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

Asking Price:	£580,000
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. 5.8% Yield

Viewings:

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

Our reference: NIN240020

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

