



Exchange Gardens, Vauxhall, SW8

Asking Price: £580,000

 Benham
& Reeves

Exchange Gardens, Vauxhall, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning fourth-floor apartment spans approximately 547 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 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.

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.





Property Features:

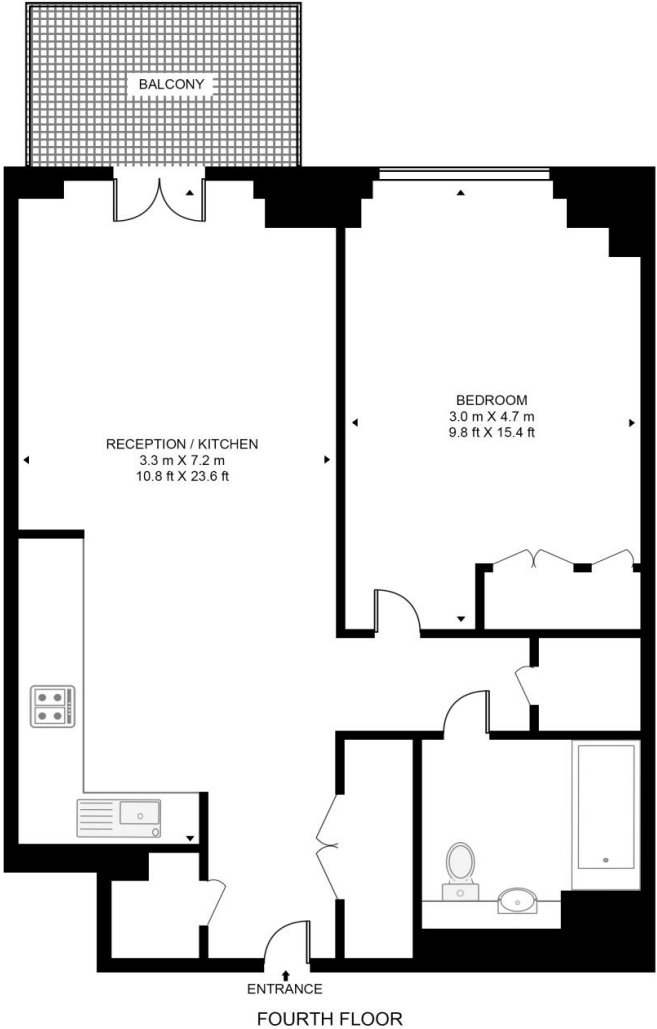
- One Bedroom
- One Bathroom
- Fourth Floor
- 547 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- 15 Metre Swimming Pool and Spa
- Gymnasium
- Vauxhall Underground Station (Zone 1)



Exchange Gardens, Vauxhall, SW8



EXCHANGE GARDENS, SW8
 APPROXIMATE GROSS INTERNAL FLOOR AREA 547 SQ.FT (50.8 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	£580,000
Tenure:	Leasehold Expires 13/09/3017 Approximately 991 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2026
Service Charge:	£3,000.00 (per annum) for the year 2026
Anticipated Rent:	£3,250.00 pcm Approx. 6.7% Yield

Viewings:

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

Our reference: NIN260067

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W: www.benhams.com

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