



# Keybridge House, Exchange Gardens, Vauxhall, SW8

Asking Price: £1,750,000

Benham  
& Reeves

# Keybridge House, Exchange Gardens, Vauxhall, SW8

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Spanning over 1400 square feet (approximately) is this stylish three bedroom, three bathroom flat. The flat comprises a dual-aspect open plan living room and kitchen with built-in appliances, a large island and plenty of floor-to-ceiling windows throughout, which lead to a Juliette balcony. The principal bedroom has a luxurious and spacious three-piece ensuite bathroom and built-in wardrobes. There are an additional two double bedrooms, both are of good size and one includes a further ensuite and built-in wardrobes. Along the hallway, there is good storage space and a family bathroom. Further benefit includes an allocated parking space.

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.

You'll be approximately 0.2 miles away from the Victoria Line at Vauxhall station for quick links through Oxford Street, Euston, and King's Cross – as well as easy access to Vauxhall's National Rail service



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## Property Features:

- Three Bedrooms
- Three Bathrooms
- Sixth Floor
- 1402 Square Feet (Approx.)
- Juliette Balcony
- Underground Allocated Parking
- 24 Hour Concierge
- Residential Gym/Spa
- Swimming Pool
- Vauxhall Underground Station (Victoria Line, Zone 1)

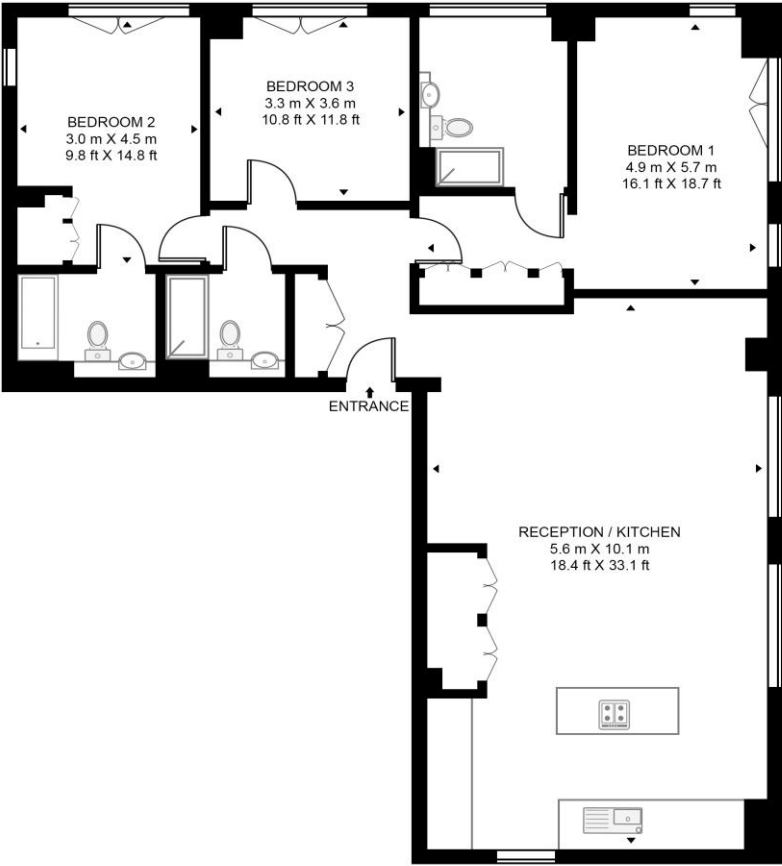


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## KEYBRIDGE HOUSE, 6 EXCHANGE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 1402 SQ.FT (130.3 SQ.M)



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Asking Price:	£1,750,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 991 Years Remaining
Ground Rent:	£950.00 (per annum) for the year 2025
Service Charge:	£8,788.00 (per annum) for the year 2025
Anticipated Rent:	£6,500.00 pcm Approx. 4.5% Yield

## Viewings:

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

Our reference: KEW250108

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

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