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EXCHANGE GARDENS, LONDON, SW8

£950,000 Leasehold

FREDER Sales are happy to present a two bedrooms, two bathrooms apartment available to purchase either as investment or for personal use.

The property is available now.

Positioned really close to Vauxhall this apartment offers two equal size bedrooms with in-built storage, an open-plan living room kitchen as well as a large balcony.

Building facilities include;

Spa and gym featuring a 15-metre swimming pool, sauna and steam room

24-hour concierge

Keybridge Club Lounge offering informal seating and flexible work space

One acre of open space

Bike storage

Tenure: Leasehold (990 years)



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Keybridge House, SW8



	SQ FT	SQ M
TOTAL AREA	831	77.2
INTERNAL AREA	773	71.8
OUTSIDE AREA	58	5.4

	FT	MM
LIVING ROOM	16'2" x 11'9"	4915 x 3570
DINING ROOM & KITCHEN	14'5" x 11'4"	4400 x 3445
MASTER BEDROOM	12'6" x 10'4"	3815 x 3150
BEDROOM 2	12'2" x 9'6"	3715 x 2900
TERRACE	9'9" x 5'11"	2970 x 1810



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.