

# Hamptons

INTERNATIONAL



**Keybridge, Exchange Gardens, London, SW8**

2 2

**£1,000,000**

(£1,000,000)

## Property details



### Key features

- Outstanding city views
- 2 bedroom apartment
- 880 sqft
- Private spa and gym featuring a 15
- Residents sauna and steam room
- Keybridge Club Lounge offering info
- 24-hour concierge
- 0.3 miles to Vauxhall Station
- One acre of open landscaped space
- Move in ready

### Attributes

- Apartment

## Keybridge, Exchange Gardens, London, SW8

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## Description

An exceptional two bedroom apartment set within the highly regarded Keybridge development at 7 Exchange Gardens. Wake up to one of London's most spectacular skylines every single day. From this elevated vantage point, the city unfolds before you in breath-taking fashion, the iconic towers of Canary Wharf and the City of London shimmer on the horizon, framed by a sea of leafy rooftops and the ever-changing London sky. This is a view that simply never gets old.

An exceptional two bedroom apartment set within the highly regarded Keybridge development at 7 Exchange Gardens, offering 81.8 m<sup>2</sup> (880 sq ft) of beautifully considered living space. The apartment centres around a superb open-plan reception, dining and kitchen area measuring an impressive 6.17m x 5.41m - a wonderfully generous space for both everyday living and entertaining. The layout flows naturally and makes excellent use of the available footprint. Bedroom 1 is a substantial double room at 4.09m x 3.68m, comfortably accommodating a king-size bed with room to spare. Bedroom 2 is a particularly striking room at 5.49m x 2.90m - an unusually long and versatile space that could equally serve as a guest room, home office or dressing room. The apartment is further complemented by two bathrooms and a separate utility room, providing a level of practicality and convenience rarely found in comparable city apartments.

Keybridge offers residents a 24-hour concierge, a stylish Club Lounge with work and social spaces, and a full wellness suite including a gym, 15m swimming pool, sauna and steam room. Outside, an acre of landscaped gardens with water features and bespoke artwork provides a tranquil escape.

**Situation** Keybridge development is located in Vauxhall and a stones throw away from Nine Elms. This prime South West location is hard to beat - minutes from the river Thames, opposite the Tate Britain, and within short walking distance of Pimlico, Victoria, Westminster and Waterloo, the area is known as the busy urban heart of the capital. The area benefits from excellent transport links with Vauxhall Station only 0.3 miles from your front door. Not only is Vauxhall train station served by National Rail and a tube station on the Victoria Line, Vauxhall is home to one of the largest bus stations in London. As for commuting, residents will be able to get to Oxford Circus in just 6 minutes via the Victoria Line, London Waterloo within 4 minutes and Clapham Junction within 5 minutes.

Keybridge has been designed for residents to enjoy local life. Cross the street and discover much-loved Vauxhall Park's leafy walks and lavender field. Stroll up to peaceful Bonnington Square with its charming café culture. Take a jog up to Battersea Park and cool off by the fountains, or enjoy relaxing walks along the Thames's regenerated riverbank.

**Property Ref Number:** HAM-63905  
**Additional Information** Bike storage available, each block has a secure bike storage room accessible by fob key.  
**New Build Warranty** 994 year lease  
**Service charge** £6.17 per sqft. Please note that the interior photography displayed is of the show home and is intended for illustrative purposes only. The view photography has been taken directly from Apartment 93 and is a true representation of the outlook.















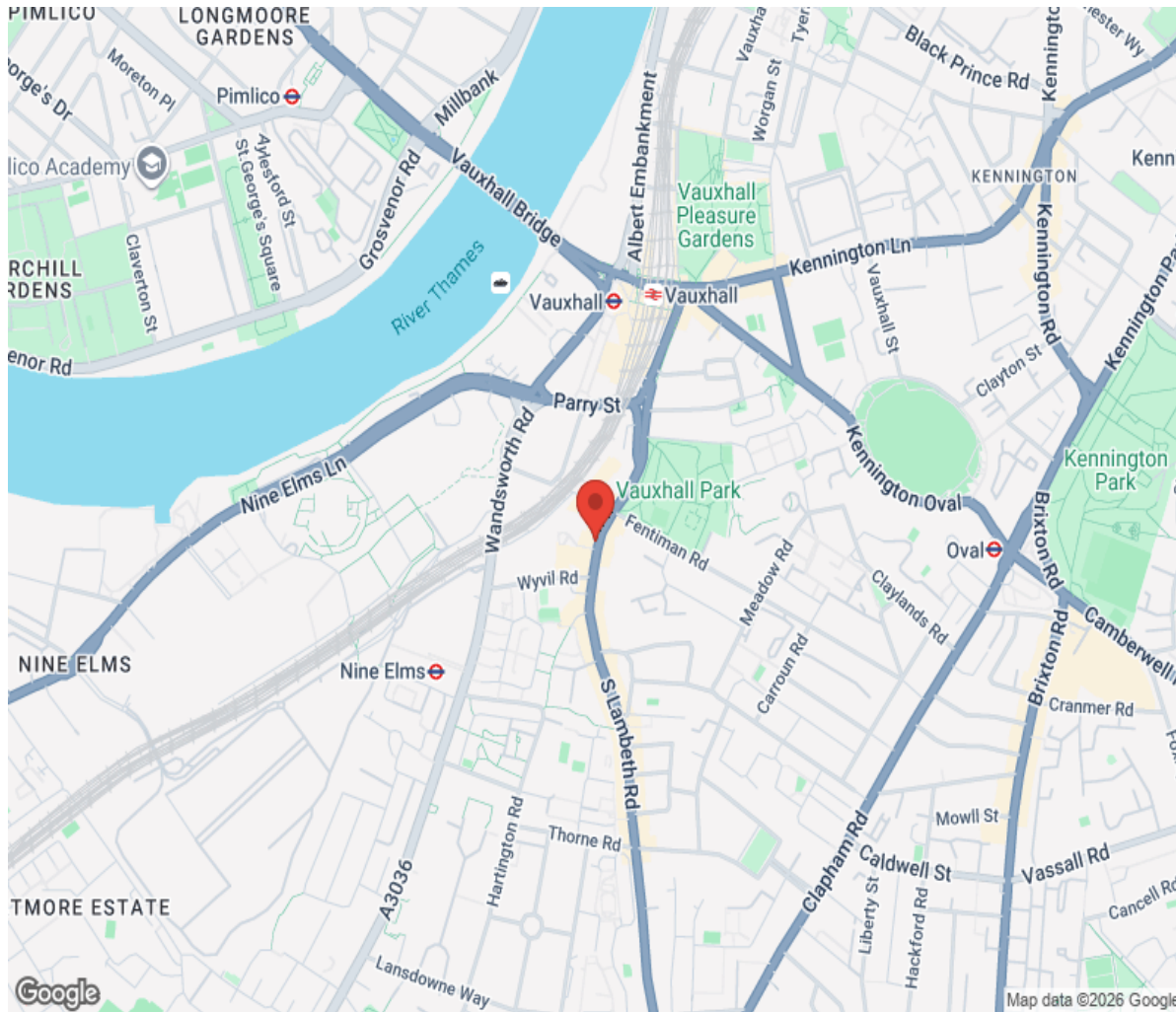


# Floor plan

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# Location



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