


# Hamptons

INTERNATIONAL

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**Exchange Gardens, London, SW8**

2  2  1 

**£910,000**

(£907,500)

## Property details

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### Key features

- 2 double bedroom apartment
- 997 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

## Exchange Gardens, London, SW8

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## Description

A stunning two-bedroom apartment with a sprawling private terrace, 15m swimming pool, gym, sauna and 24-hour concierge, this is Nine Elms living at its very best. Don't miss out, contact Hamptons today to book your viewing. Set on the third floor of the iconic Exchange Gardens development, this exceptional two-bedroom apartment offers 997 sq ft (92.6 sq m) of beautifully appointed living space, complete with a generous private terrace accessed directly from the main living area. The spectacular open-plan kitchen, reception and dining area (28'5" x 21'2") is one of the largest in the development and forms a truly impressive heart to this home, with direct access onto the private terrace — ideal for al fresco dining and entertaining. The kitchen is finished with handle-less units, composite stone worktops, back-painted glass splashback and a full suite of integrated Siemens appliances. The master bedroom (15'1" x 12'10") benefits from a private en-suite and built-in wardrobes, while the second double bedroom (16'0" x 9'1") is a generous size and equally well-appointed with fitted storage. A stylish family bathroom serves the second bedroom and guests. Residents of Exchange Gardens enjoy access to an exceptional range of amenities, including a fully-equipped gym, 15m swimming pool, sauna and steam room. The stylish Keybridge Club Lounge provides a dedicated space to work, relax and connect, while one acre of beautifully landscaped gardens, centred around an integrated water feature and bespoke artwork offers a tranquil escape from city life. Outside the apartment benefits from a generous private terrace accessed directly from the open-plan kitchen, reception and dining area. Positioned on the east-facing corner of the building, the terrace wraps partially around the building with an angular design, offering exposure to morning sunlight and open elevated views from the third floor. 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-64983 Additional Information Leasehold circa 994 years Service Charge £6.17 sqft Ground rent £630 per annum Please note that the interior photography displayed is of the show home and is intended for illustrative purposes only.













# Floor plan

## EXCHANGE GARDENS

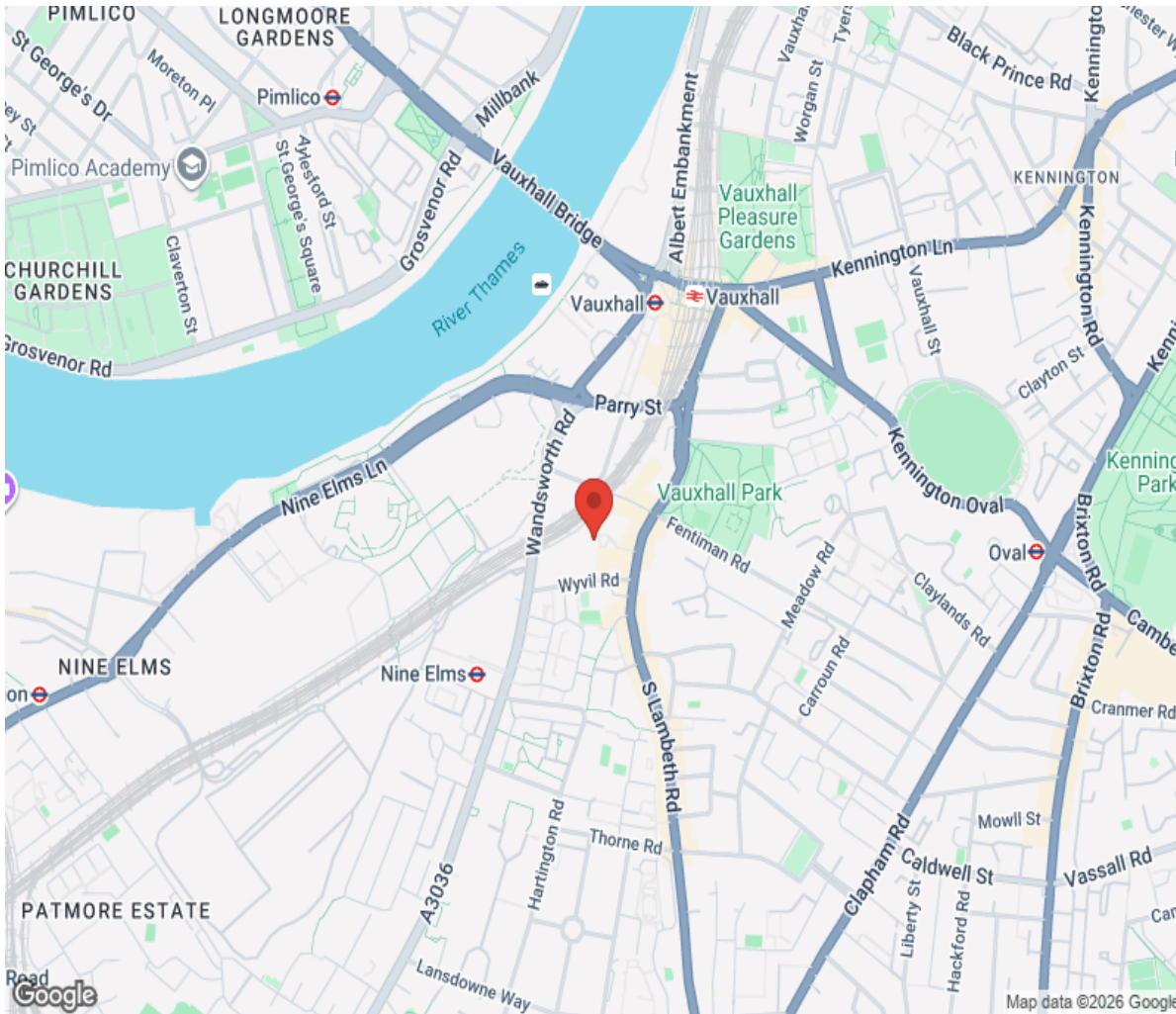
Approximate Gross Internal Area  
997 sq. ft. 92.6 sq. m.



Third Floor

Drawn for illustrative and identification purposes only.

# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**