

Hamptons

INTERNATIONAL

Exchange Gardens, London, SW8

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£1,290,000

(£1,290,000)

Property details



Key features

- **3 double bedroom apartment**
- **1070 sqft**
- **Large terrace**
- **Private spa and gym featuring a 15**
- **Residents sauna and steam room**
- **Keybridge Club Lounge offering infi**
- **24-hour concierge**
- **0.3 miles to Vauxhall Station**
- **One acre of open landscaped space**
- **Move in ready**

Attributes

- **Apartment**

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Description

Three bedrooms, a private terrace and jaw-dropping thirteenth-floor views, this is one of Nine Elms' most spectacular apartments. Contact Hamptons today to arrange your viewing. An exceptional opportunity to acquire one of the finest apartments within the iconic Exchange Gardens development. Set on the thirteenth floor, this impressive three-bedroom residence offers 1,092 sq ft (101.5 sq m) of beautifully appointed living space, complete with a private terrace accessed directly from the main living area and breathtaking elevated views across the London skyline. The generous open-plan kitchen, reception and dining area (21'3" x 18'0") is flooded with natural light and flows seamlessly onto the private terrace — perfect for al fresco dining and entertaining high above the city. 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 (17'10" x 16'5") is a truly impressive principal suite, benefiting from a private en-suite bathroom and excellent natural light. The second bedroom (12'5" x 10'1") and third bedroom (11'2" x 11'0") are both well-proportioned doubles, served by a stylish family bathroom. 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 Accessed directly from the expansive open-plan living area via wide sliding doors, the private west and south-facing terrace is one of the standout features of this exceptional apartment. Wrapping around the corner of the building on the thirteenth floor, it offers a truly elevated outdoor experience bathed in afternoon and evening sun with sweeping, uninterrupted views across the London skyline. Whether you're entertaining guests or simply unwinding at the end of the day, this is outdoor city living at its absolute finest. 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-64984 Additional Information Leasehold circa 994 years Service Charge £6.17 sqft Ground rent £850 per annum Please note that the interior photography displayed is of the show home and is intended for illustrative purposes only.









Floor plan

EXCLUSIVE AGENTS

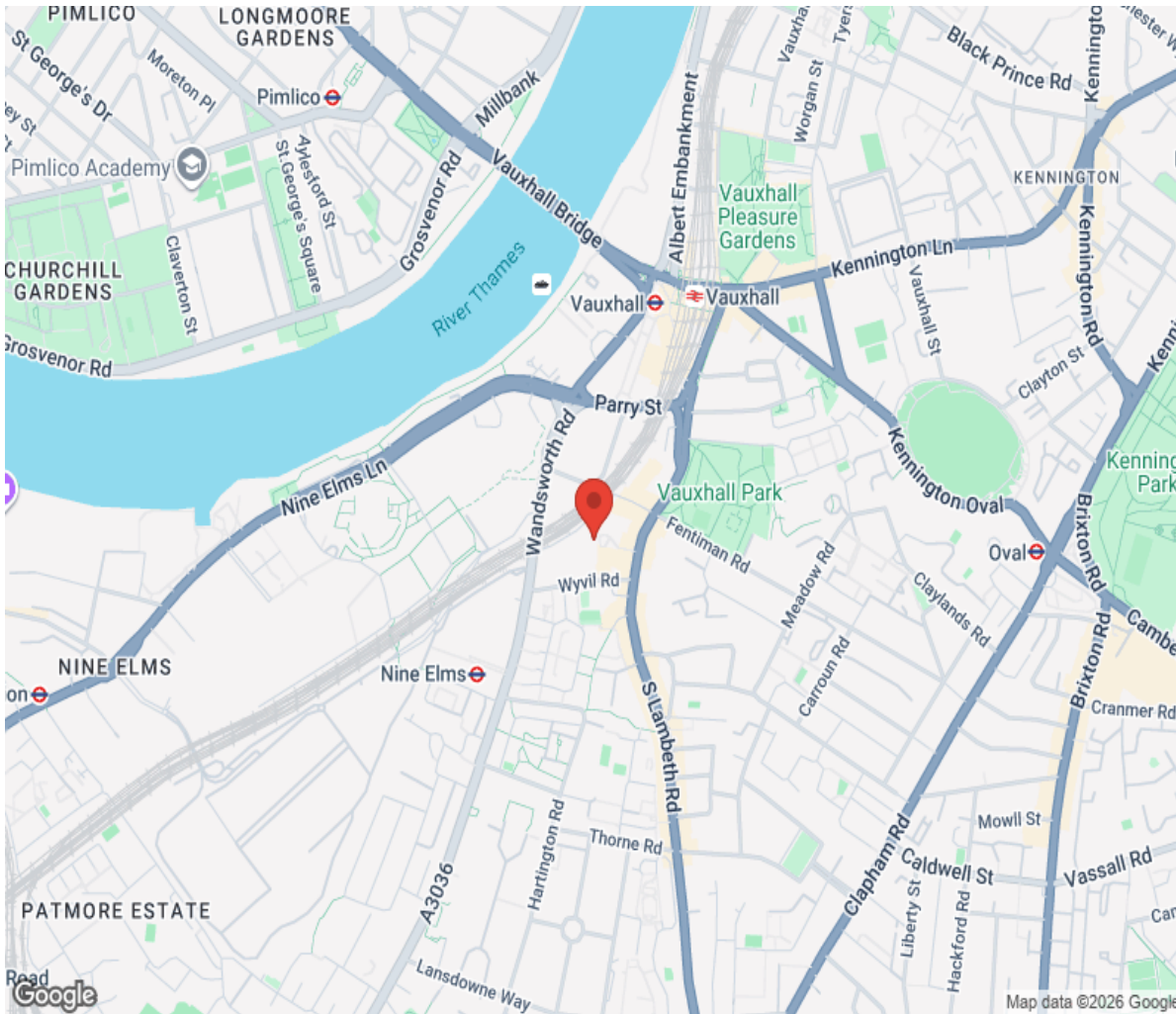
Approximate Gross Internal Area = 1092 sq. ft. (101.5 sq. m.)



Thirteenth Floor

This plan is for layout guidance only. Not shown to scale unless noted. Windows and door openings are approximate. All the every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions upon them.

Location



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