

# Keybridge Tower, Vauxhall SW8







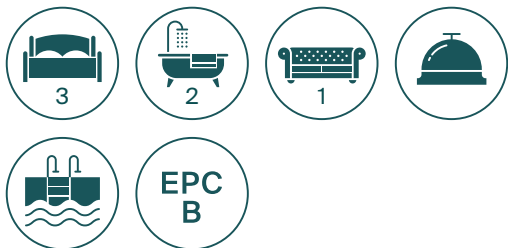
A brand new 3 bedroom apartment in Keybridge Tower, Vauxhall, SW8, available to let through Knight Frank Battersea & Riverside.

Located on the 4th floor (with lift) and offering circa 1,379 sq ft of living space, accommodation comprises a principle bedroom with fitted wardrobes and en suite shower room, 2 further double bedrooms, a luxury family bathroom, separate WC and a spacious open plan living area, with a fully integrated kitchen, which leads onto an expansive private roof terrace.

One private parking space is available with the let.

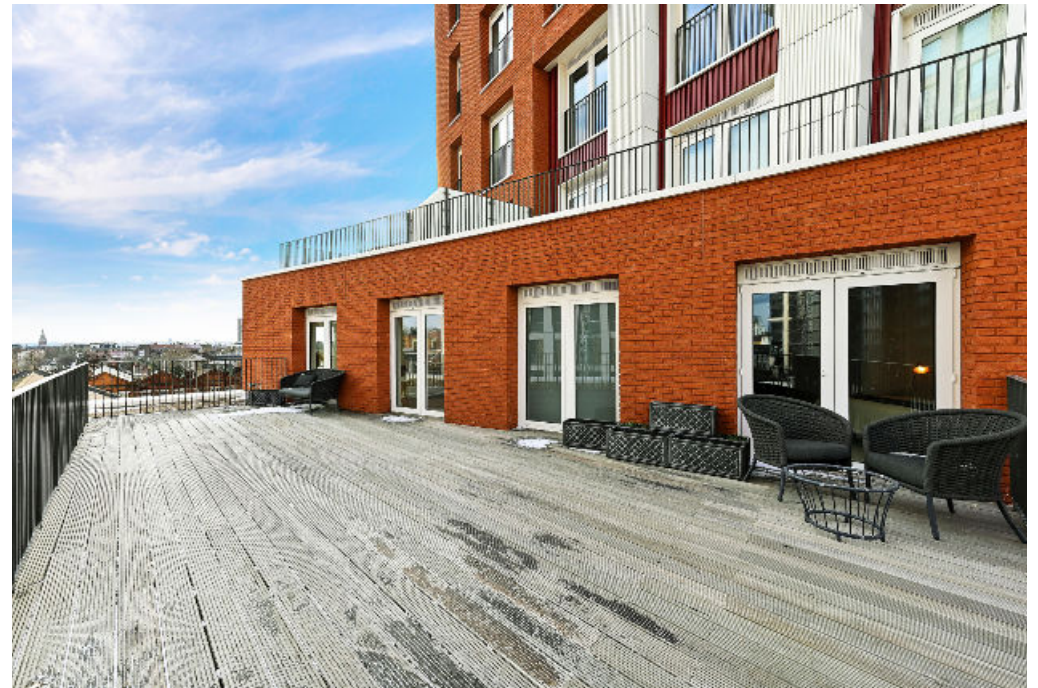
Upon completion, residents will further benefit from a 24-hour concierge, Keybridge Club Lounge, a 15-metre swimming pool, a gym, a sauna and a steam room.

Available to let through Knight Frank on a furnished basis.



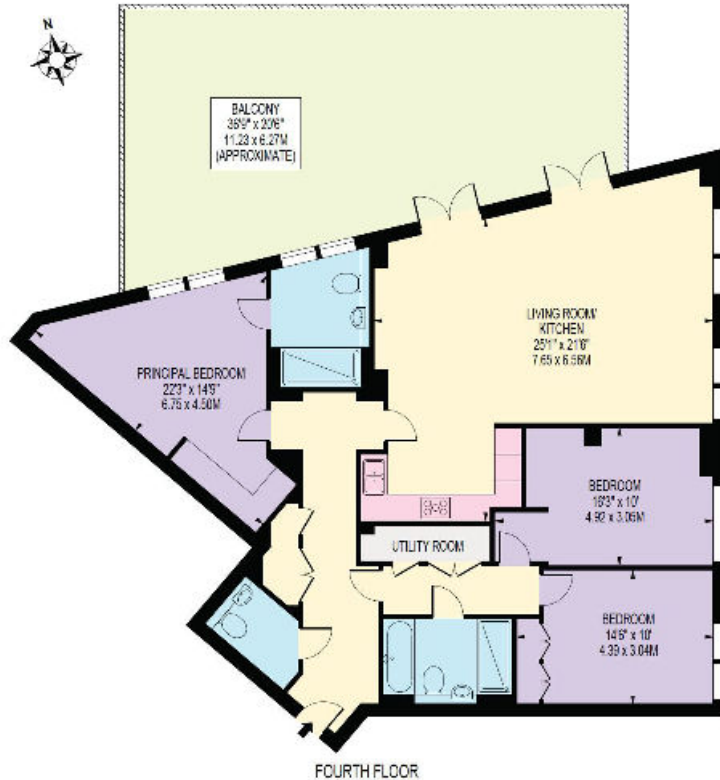
*Keybridge House is located within a short walking distance of Vauxhall Station (Zone 1) and its Underground and National Rail links. Residents can enjoy Vauxhall's famous nightlife, including live performances, club nights and cabaret as well as the shops, bars, and cafes in the local area. Open spaces such as Vauxhall Park, Vauxhall City Farm and Battersea Park are close by.*





## KEYBRIDGE TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1379 SQ FT - 128.11 SQ M



### Approximate Gross Internal Floor Area 128.11 sq m/1,379 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated [March 2021]. Photographs and videos dated [March 2021].

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