

# Keybridge

VAUXHALL, SW8

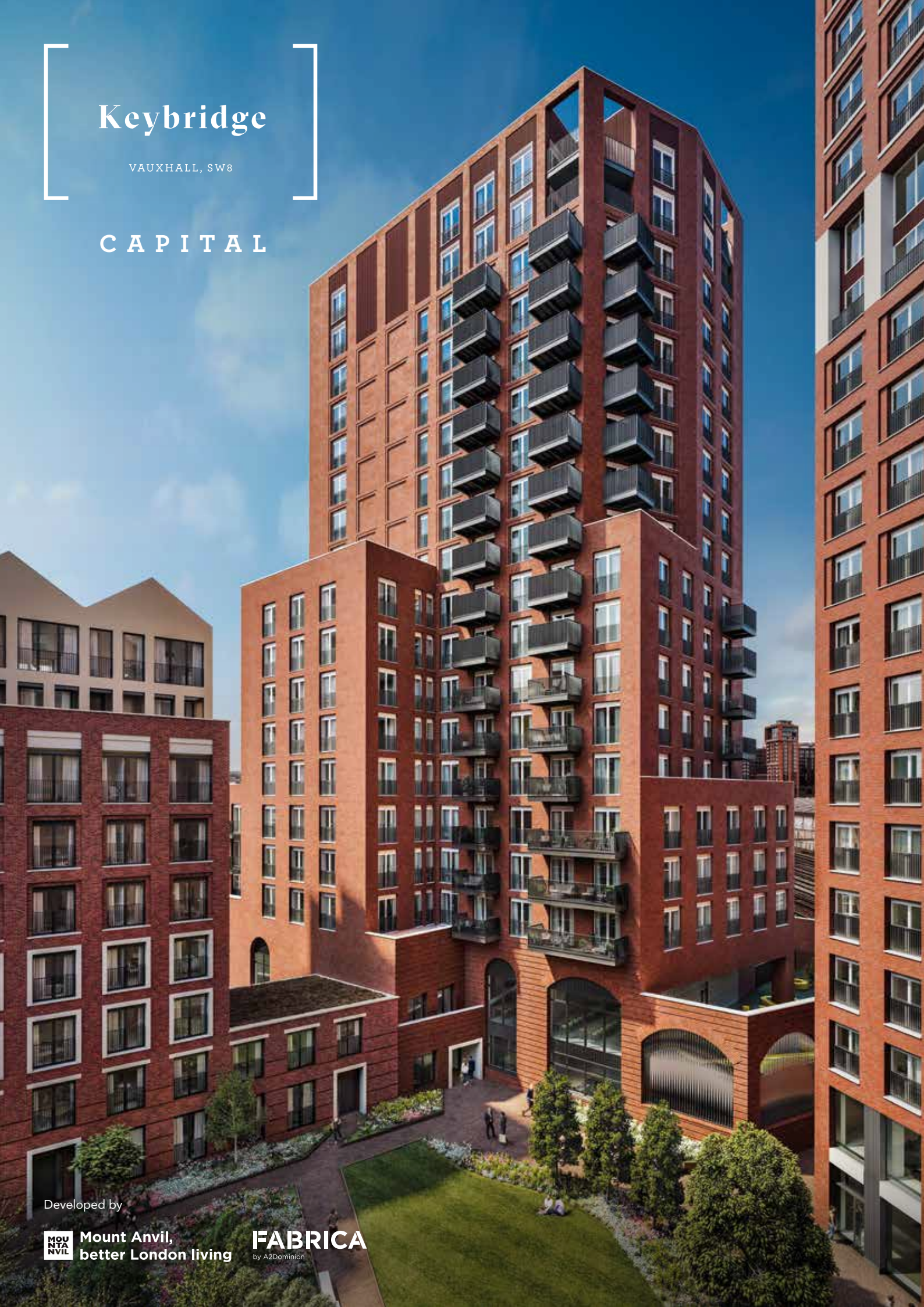
CAPITAL

Developed by



Mount Anvil,  
better London living

**FABRICA**  
by A2Dominion



# KEYBRIDGE CAPITAL

Keybridge provides luxurious living in the heart of Vauxhall, London's largest regeneration zone. Built in distinctive British brick, it offers a total of 595 new homes across six individual buildings.

Keybridge Capital is the sixth building and your last chance to buy at Keybridge. With 125 apartments finished to the highest standard, it provides the best of London living, just a short walk from the River Thames.

## THE TIME IS NOW

There has never been a better time to invest in Vauxhall, London's most exciting regeneration zone with Keybridge at its heart. Connected, central, community-spirited; Keybridge delivers the best opportunity to buy in Zone 1.

# 79%

rise in average residential prices since 2010 in Vauxhall compared to 37% in prime London

Knight Frank Focus on: VNEB 2018



Computer generated image of Keybridge is indicative only.

### Development address

South Lambeth Road, SW8

### Number of units

112 apartments for private sale

- 12 studios
- 67 one bedrooms
- 27 two bedrooms
- 6 three bedrooms

### Completion date

Q1/Q2 2021

(Please ask your sales consultant for more details)

### Specification

- Audio/Visual door entry system
- Individually designed kitchen layouts with Siemens integrated appliances
- Porcelain tiles to bathrooms and ensuites
- Underfloor heating
- Engineered wood flooring in natural timber to hallway, living room, dining room and kitchen

### Residents' facilities

- 24 hour concierge: security, peace of mind and a friendly face
- Club Lounge: plush business, meeting or reading space with informal seating, hot desks and fast wifi
- Spa and Gym: 15m pool, sauna, steam room, gym equipment and changing facilities
- Cycle Storage: secure basement cycle racks

- Interior designed residential lobbies, perfect for greeting guests
- Convenient access to all apartments via lifts in each building

# AT A GLANCE



## Universities

- UAL: Chelsea College of Arts  
(🚇 Pimlico) - 1 min
- UCL: University College London  
(🚇 Warren Street) - 9 mins
- Imperial College London  
(🚇 South Kensington) - 10 mins
- London South Bank University  
(🚇 Elephant and Castle) - 10 mins
- UAL: London College of Communication  
(🚇 Elephant and Castle) - 10 mins
- UAL: Central Saint Martins  
(🚇 King's Cross) - 11 mins
- King's College London  
(🚇 Temple) - 12 mins
- LSE: The London School of Economics and Political Science  
(🚇 Temple) - 12 mins
- Queen Mary University of London  
(🚇 Mile End) - 27 mins

## Key Attractions

- Tate Britain  
(🚇 Pimlico) - 1 min
- London Eye  
(🚇 Waterloo) - 4 mins
- Tate Modern  
(🚇 Waterloo) - 4 mins
- Buckingham Palace  
(🚇 Green Park) - 5 mins
- Houses of Parliament  
(🚇 Westminster) - 9 mins
- Natural History Museum  
(🚇 South Kensington) - 10 mins
- V&A Museum  
(🚇 South Kensington) - 10 mins
- Science Museum  
(🚇 South Kensington) - 10 mins
- British Museum  
(🚇 Tottenham Court Road) - 11 mins

## Harrods

- (🚇 Knightsbridge) - 12 mins
- The Shard  
(🚇 London Bridge) - 14 mins
- National Gallery  
(🚇 Charing Cross) - 14 mins

## Connections

- 🚇 Victoria - 2 mins
- 🚇 Waterloo - 4 mins
- 🚇 Bond Street - 11 mins
- 🚇 St. Pancras (Eurostar) - 11 mins
- 🚇 Knightsbridge - 12 mins
- 🚇 Paddington - 15 mins
- 🚇 London City Airport DLR Station - 34 mins
- 🚇 Heathrow - 37 mins
- 🚇 Gatwick - 43 mins

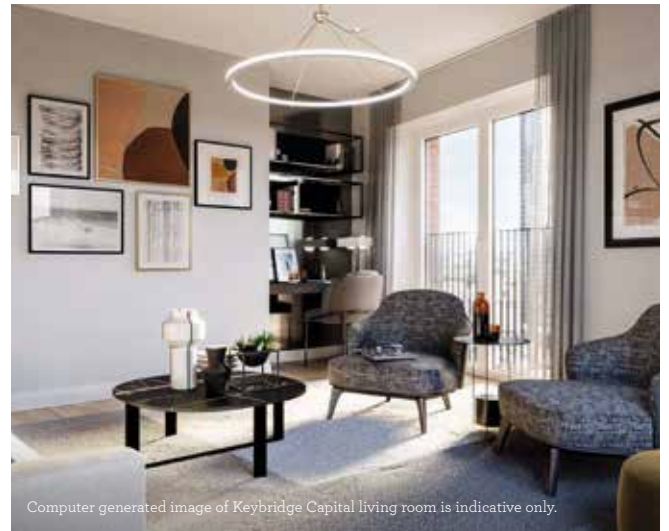
# FIRST CLASS INTERIORS



Computer generated image of Keybridge Capital living room is indicative only.



Computer generated image of Keybridge Capital kitchen is indicative only.



Computer generated image of Keybridge Capital living room is indicative only.



Computer generated image of Keybridge Capital shower room is indicative only.



Computer generated image of Keybridge Capital bedroom is indicative only.

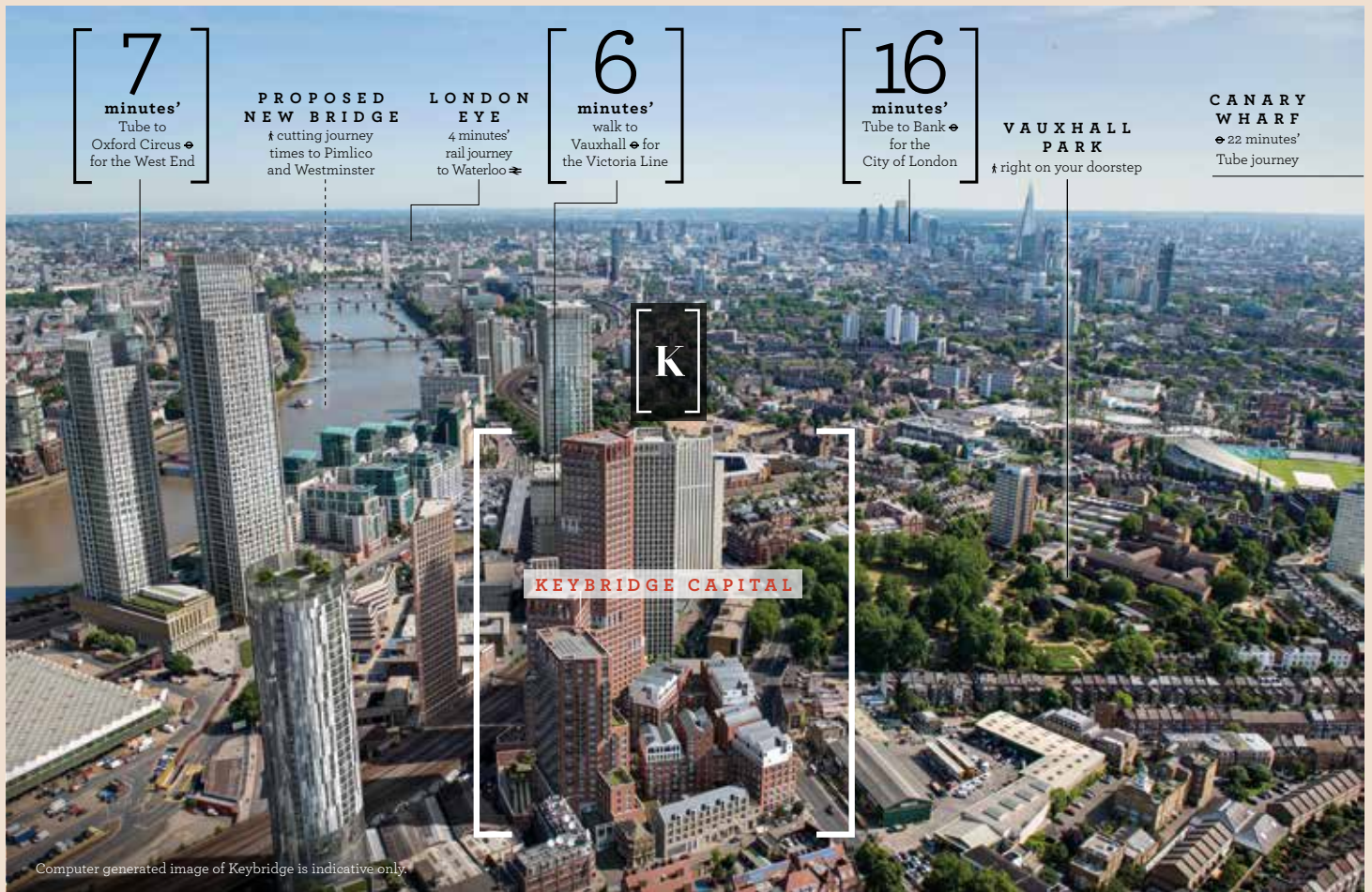


Computer generated image of the pool at Keybridge is indicative only.



Computer generated image of Keybridge Club Lounge is indicative only.

# LOCATION & TRAVEL



## Local Council

Lambeth

## Architect

Allies and Morrison

## Tenure

999 year leasehold

## Building insurance

Two-year Mount Anvil warranty

Ten-year NHBC Buildmark Warranty

## Service charge

Estimated £4.86 per sq ft

## Parking availability

- Car Parking: secure underground car parking spaces, available by separate negotiation
- A car club scheme is included close by the development

## Building access

- 1 residential entrance

## UK reservations

- 10% purchase price payable within 21 days on exchange of contracts (minus reservation fee)
- 5% stage payment payable 12 months after exchange
- A further 5% stage payment payable 18 months after exchange
- Balance of 80% payable on completion

## Our conveyance solicitors

Winckworth Sherwood LLP

Minerva House, 5 Montague Close

London SE1 9BB

Jodie Campbell

T: +44 (0)20 7593 5000

## Recommended solicitors

Forsters

31 Hill Street, London W1J 5LS

Chris Myers

T: +44 (0)20 7863 8449

E: [chris.myers@forsters.co.uk](mailto:chris.myers@forsters.co.uk)

Quastel Midgen LLP

74 Wimpole Street, London W1G 9RR

Jonathan Neilan

T: +44 (0)20 7908 2533

## Developers:

Keybridge is a joint venture between award-winning developers Mount Anvil and FABRICA by A2Dominion, a partnership with a track record of success in London.

Together, we have over 95 years of home-building experience and have created some of London's most exciting developments including Queen's Wharf.

By working together, we are able to deliver homes to the highest standard with complete control over every detail.

With over 40,000 homes completed between us and over 6,000 in the pipeline, we will continue to deliver iconic developments that will stand the test of time. This quality of both product and service has been recognised by our customers, 98% of whom would recommend us.



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