

Keybridge

VAUXHALL, SW8

Shared Ownership



A collection of 22 shared ownership apartments
at the heart of London's most exciting regeneration zone



Computer generated image of Keybridge is indicative only

A HIGHLY DISTINCTIVE DESIGN

In the heart of London's regenerated Vauxhall, a new future is rising. At its centre stands Keybridge, a stunning fusion of the capital's mansion blocks with elements of Manhattan and Chicago architecture, all brought to life in Britain's famous brick. Re-imagined for the next generation, it mixes high-rise and low-rise buildings with pockets of green space, giving excellent vantage points from every apartment.

Through the use of mixed brick tones and textures, each building at Keybridge has a distinctive character designed to improve over time as Vauxhall enters a new era.

Set to be Britain's tallest residential brick tower, this bold and ambitious development is destined to become the standout landmark in the capital's most exciting new neighbourhood.

7 minutes

Tube to Oxford Circus for the West End

London Eye

4 minutes' rail journey to Waterloo

6 minutes

walk to Vauxhall for the Victoria Line

St Paul's Cathedral

16 minutes

Tube to Bank for the City of London

The Shard

Canary Wharf

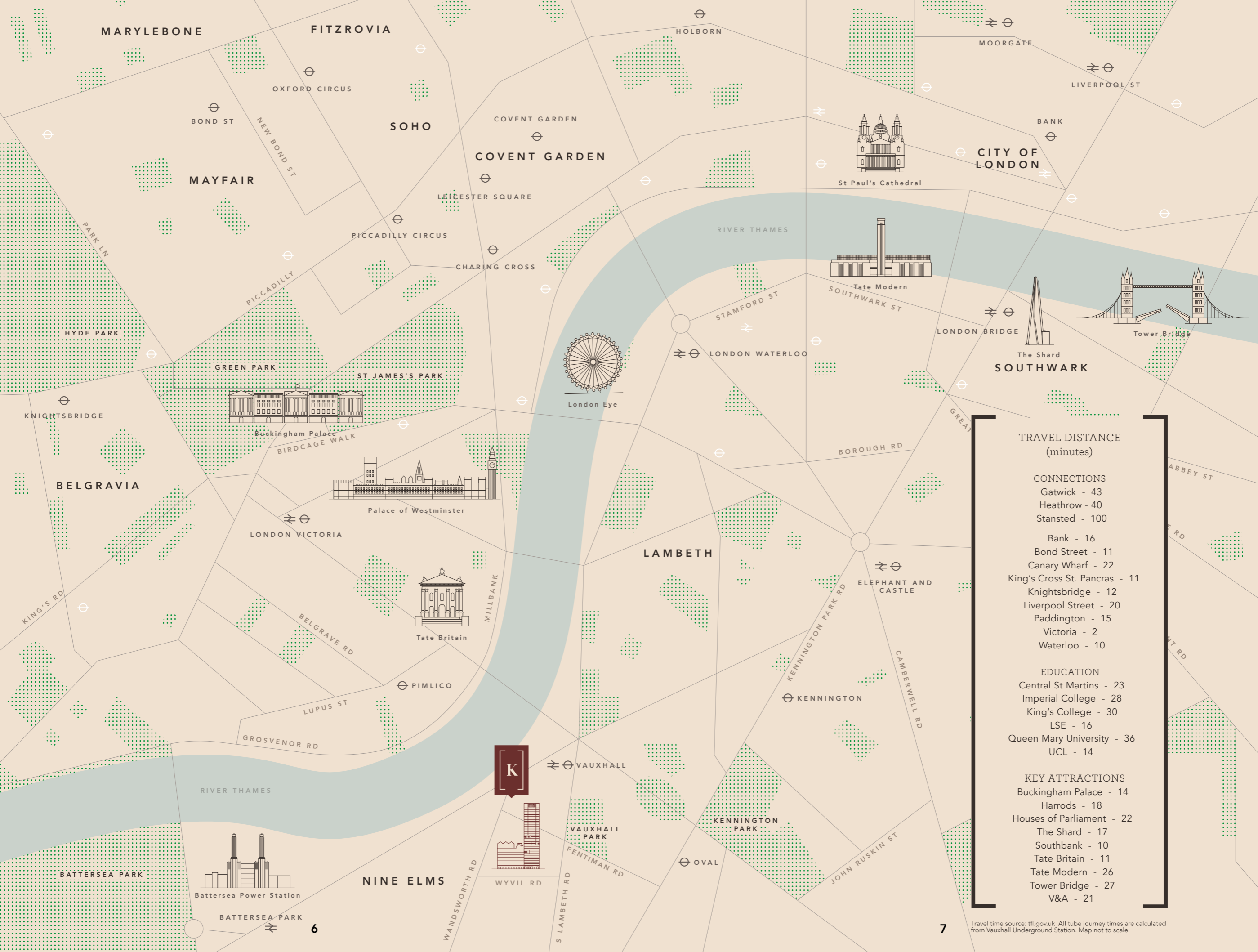
22 minutes' Tube journey



Shared Ownership

Keybridge's location just gets better and better - as part of the Northern Line Extension, Nine Elms Underground station will be just four minutes' walk away once it opens in 2020.

All timings from Vauxhall Tube station. Source: tfl.gov.uk
Computer generated image of Keybridge is indicative only



TRAVEL DISTANCE (minutes)	
CONNECTIONS	
Gatwick	- 43
Heathrow	- 40
Stansted	- 100
LOCAL STATIONS	
Bank	- 16
Bond Street	- 11
Canary Wharf	- 22
King's Cross St. Pancras	- 11
Knightsbridge	- 12
Liverpool Street	- 20
Paddington	- 15
Victoria	- 2
Waterloo	- 10
EDUCATION	
Central St Martins	- 23
Imperial College	- 28
King's College	- 30
LSE	- 16
Queen Mary University	- 36
UCL	- 14
KEY ATTRACTIONS	
Buckingham Palace	- 14
Harrods	- 18
Houses of Parliament	- 22
The Shard	- 17
Southbank	- 10
Tate Britain	- 11
Tate Modern	- 26
Tower Bridge	- 27
V&A	- 21

UPTOWN AND DOWNRIVER

From Keybridge's unique vantage point, central London's delights are close at hand. The capital's unique heritage is right on your doorstep, and whether you're crossing the famous bridges of the Thames, catching the tube from nearby Vauxhall station or Nine Elms underground (opening 2020), or hopping on a Santander bike, see what you can reach in a few short minutes.



Gucci, Sloane Street
Tube 22 mins, bus 36 mins, bike 19 mins, walk 52 mins



Harrods, Knightsbridge
Tube 20 mins, bus 38 mins, bike 20 mins, walk 55 mins



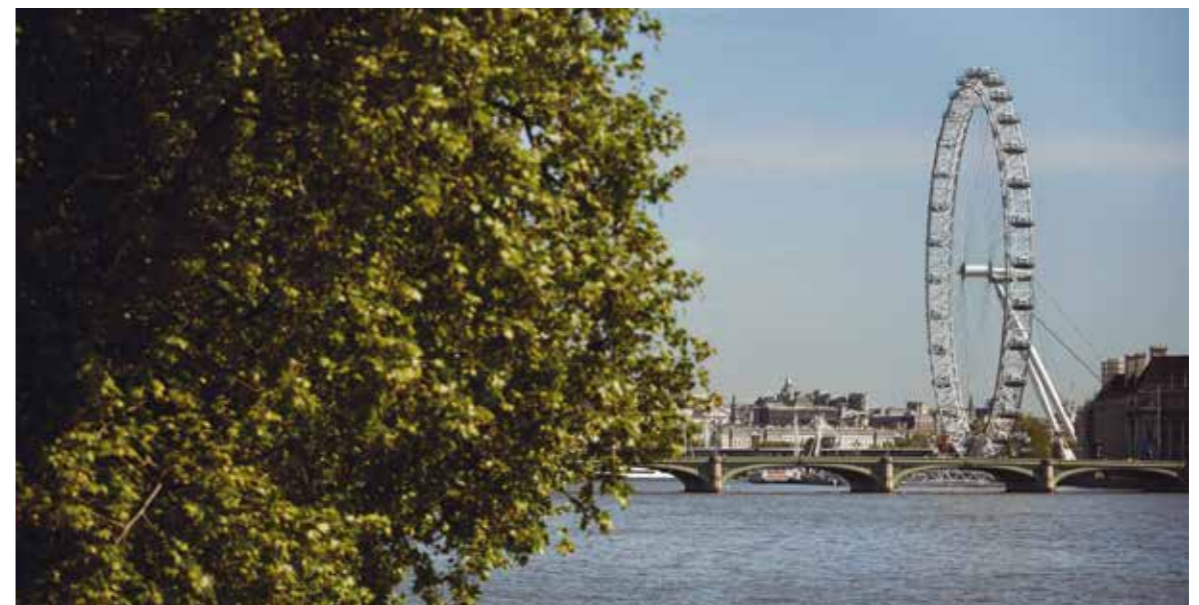
Saatchi Gallery, King's Road
Tube 19 mins, bus 35 mins, bike 18 mins, walk 50 mins



National Theatre, Southbank
Tube 26 mins, bus 26 mins, bike 16 mins, walk 44 mins



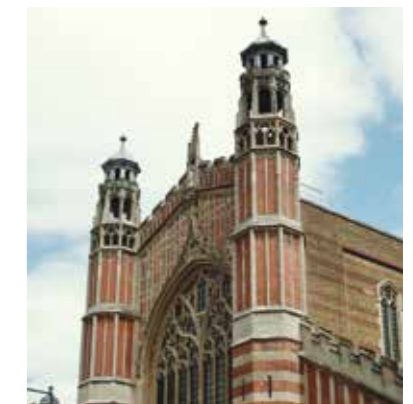
Chelsea Bridge
Tube 27 mins, bus 28 mins, bike 11 mins, walk 34 mins



London Eye, Southbank
Tube 22 mins, bus 24 mins, bike 15 mins, walk 34 mins



Thames Path, Lambeth Bridge
Bus 9 min, bike 7 min, walk 17 min



Holy Trinity Church, Sloane Street
Tube 13 mins, bus 25 mins, bike 16 mins, walk 44 mins

Tube and bus source: TfL.gov.uk. All tube and bus journey times are calculated from Vauxhall Underground station.
Bike and walk source: google.co.uk/maps. All bike and walk journey times are calculated from Keybridge.



Chelsea College of Arts, Chelsea
Tube 13 mins, bus 13 mins, bike 8 mins, walk 20 mins



Houses of Parliament
Tube 10 mins, bus 18 mins, bike 10 mins, walk 30 mins



Tate Britain, Pimlico
Tube 12 mins, bus 12 mins, bike 6 mins, walk 18 mins



Battersea Power Station
Bus 15 mins, bike 7 mins, walk 19 mins



West End, Covent Garden
Tube 16 mins, bus 34 mins, bike 21 mins, walk 1 hr



St Paul's Cathedral
Tube 27 mins, bus 43 mins, bike 24 mins, walk 1 hr 20 mins



Tate Modern, Southbank
Tube 31 mins, bus 36 mins, bike 18 mins, walk 49 mins

Tube and bus source: TfL.gov.uk. All tube and bus journey times are calculated from Vauxhall Underground station.
Bike and walk source: google.co.uk/maps. All bike and walk journey times are calculated from Keybridge.

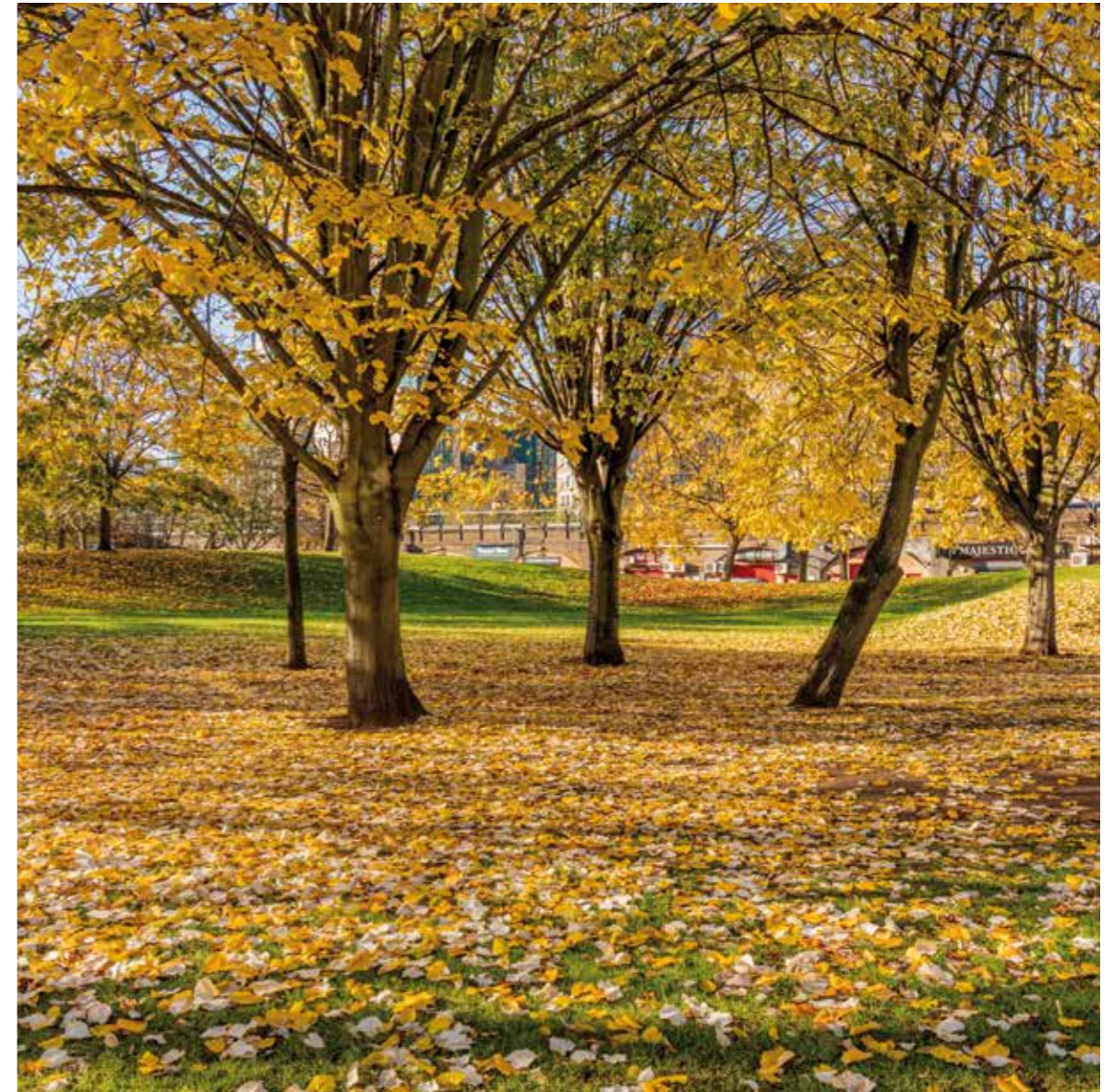
SPACES TO RELAX

Keybridge will be home to one acre of landscaped gardens, centred around an integrated water feature and bespoke artwork by Tom Price. This abundance of green space connects the development to the surrounding area, adding to more than 15 public parks and gardens located within a mile of Keybridge.

Vauxhall Park is just across the street from Keybridge, a park that has become a focal point for the community. With lavender gardens, plenty of open space, a model village and café, it's the perfect place to spend a leisurely afternoon.

Keybridge is also a very short walk from the Thames riverside walkway. It's the perfect place for memorable strolls with iconic views of London's famous landmarks.

As the area is regenerated, a new linear park will be created as a vibrant green ribbon, providing a scenic link between Vauxhall and Battersea Power Station via the new Embassy District.



Vauxhall Park

TIMELESS BRICK

London is a city of bricks. Regal terrace houses, robust railway arches, elegant mansion blocks and elaborate warehouses share this humble yet seemingly eternal material. Keybridge is a contemporary addition to this long and proud building tradition.

From the beginning, Keybridge was envisioned in brick. This choice has helped it better integrate with its immediate surroundings, while also differentiating itself from the glass and metal developments that characterise the emergent Nine Elms district.

Brick's longevity was also a factor; brick buildings improve with time, with beautiful weathering and patina. Our design also recalls the early 20th century brick towers of Manhattan and Chicago; timeless, elegant and cherished buildings that still stand tall today.



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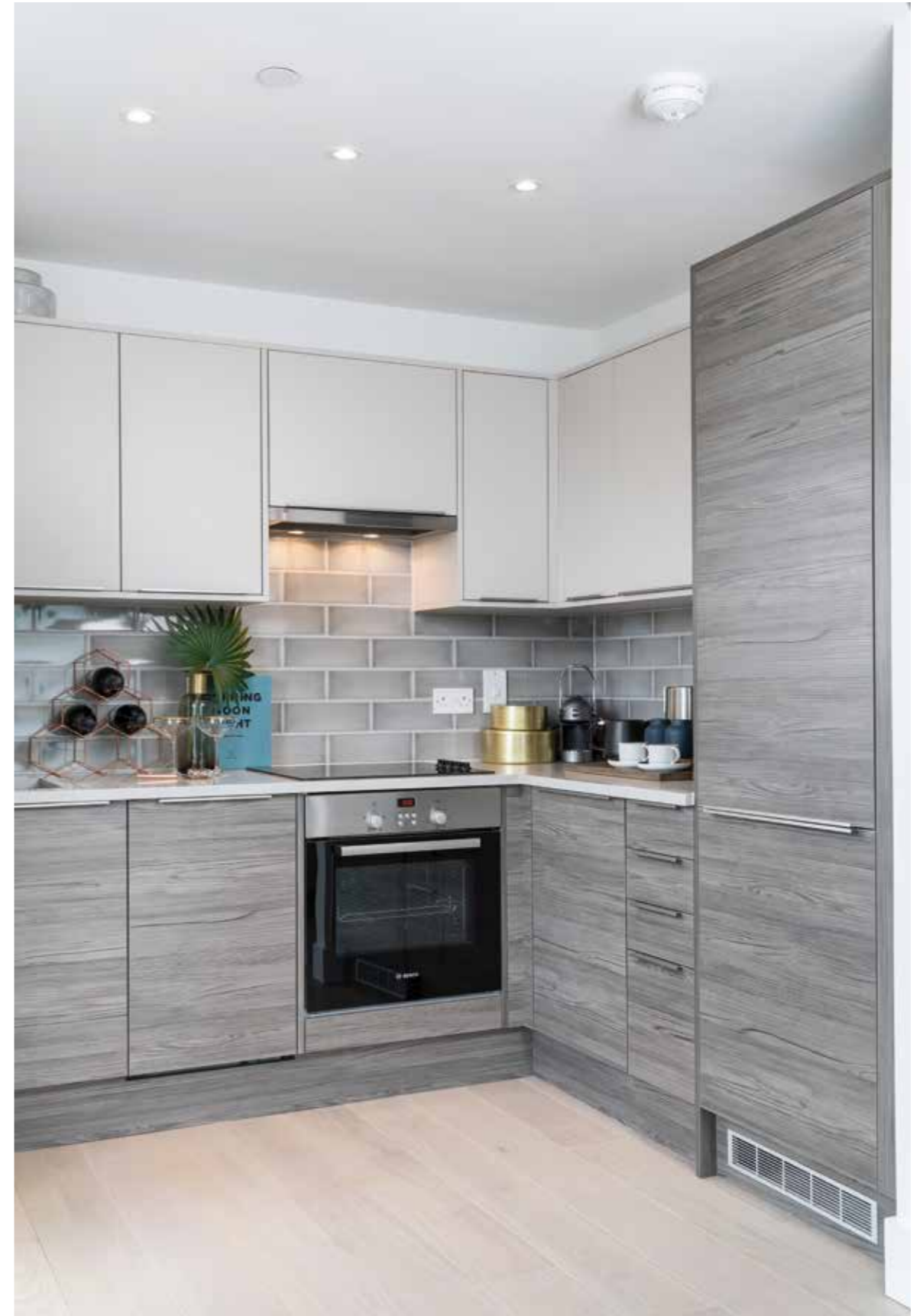
The best opportunity
in London's Zone 1

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INNER SPACE



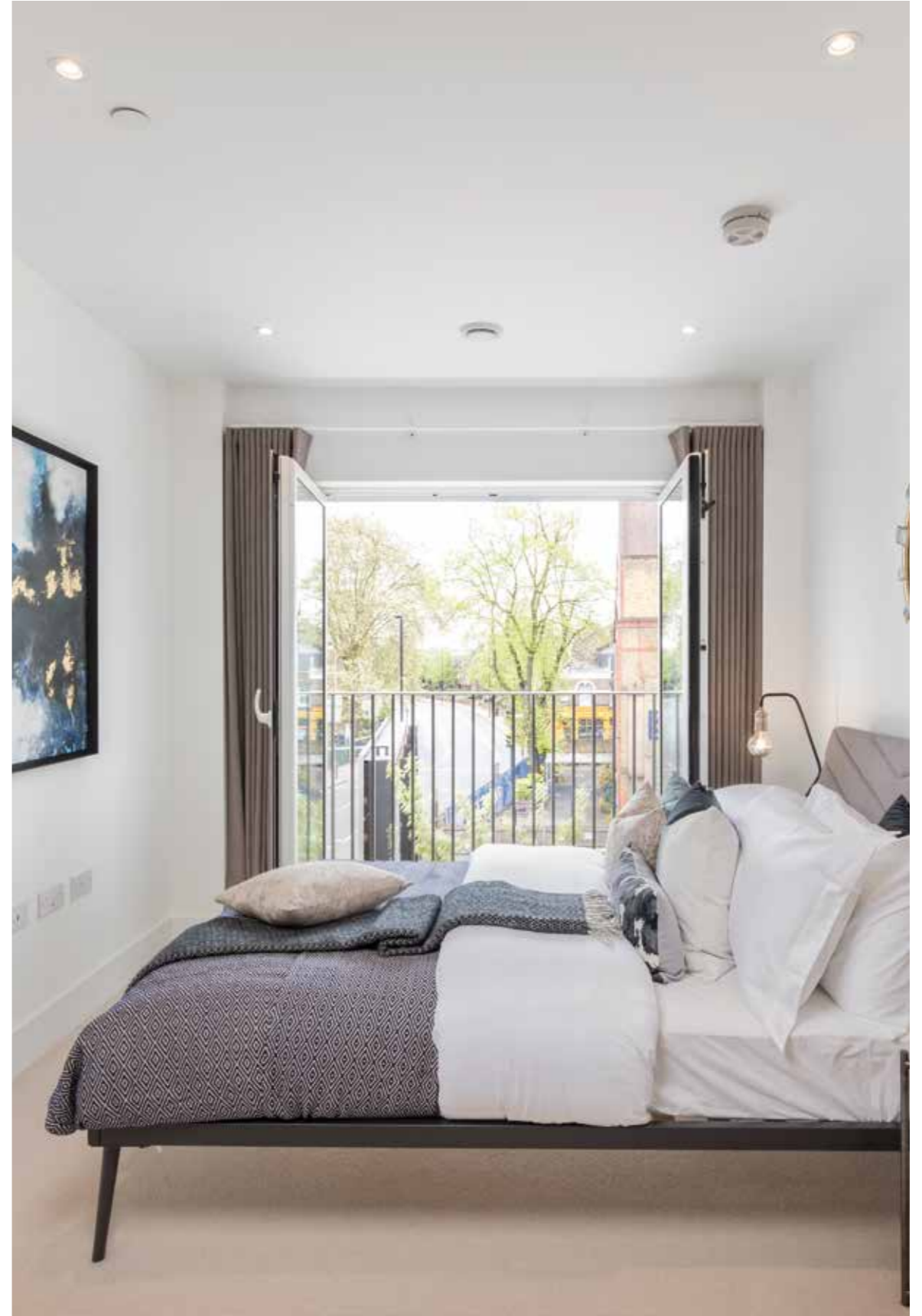
Photography of actual show apartment



Photography of actual show apartment



Photography of actual show apartment



Photography of actual show apartment

APARTMENT SPECIFICATION

FLOOR FINISHES

- Engineered wood flooring to hallway, lounge, kitchen and dining areas
- Carpet to all bedrooms. Note: Studio apartments have engineered wood flooring
- Ceramic tiling to bathrooms
- Composite decking to terraces

BEDROOM

- Full height built-in wardrobes with sliding doors, shelf and hanging rail

KITCHEN

- Kitchen with wall and base units
- Composite stone worktops
- Tiled splashback
- Bosch glass induction hob
- Bosch integrated single oven
- Bosch extractor
- Built in fridge/freezer (under counter fridge/freezer to Studios)
- Built in dishwasher
- Stainless steel under-mounted 1.5 bowl kitchen sink

BATHROOM

- Semi-recessed basin set on vanity top with mixer tap
- Mirrored wall mounted vanity storage cupboard
- Built in bath complete with handheld shower and fixed showerhead above
- Wall hung WC with concealed cistern
- Chrome heated towel bars

UTILITIES

- Recessed LED downlights to all rooms excluding bathrooms
- Freestanding washer/dryer
- Underfloor heating with wall mounted controls
- Audio/visual door entry system
- Multi-room compatibility for Sky Q
- Telephone data points to living room and bedrooms
- All apartments 1GB fibre broadband enabled, subject to connection and line rental from Hyperoptic
- Low level sockets in white plastic throughout

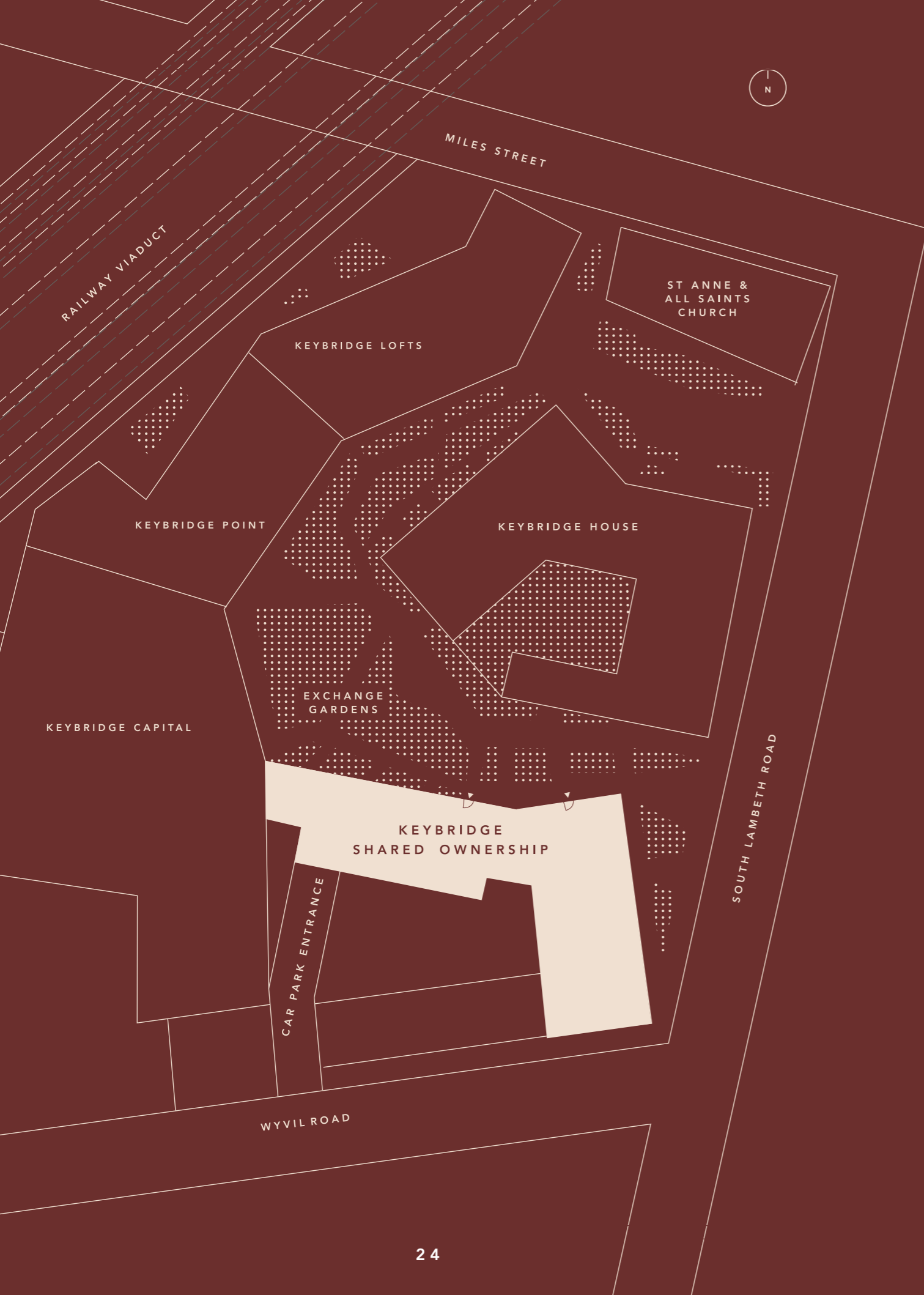
SECURITY & PEACE OF MIND

- 12-year NHBC Buildmark Warranty
- Access to apartments via colour audio/visual entry system
- Multi point locking to entrance doors
- Mains supply operated smoke/heat detectors with battery back up
- Sprinkler system to all apartments
- Manually operated window blinds throughout

SUSTAINABLE FEATURES

- Green roof for biodiversity
- Array of PV cells to the roofs
- Mixed recycling facilities provided

For more information, please talk to your sales consultant. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide and FABRICA reserve the right to amend the specification as necessary and without notification. All names cited within this brochure are indicative only and subject to agreement.



RAILWAY VIADUCT

MILES STREET

ST ANNE &
ALL SAINTS
CHURCH

KEYBRIDGE LOFTS

KEYBRIDGE POINT

KEYBRIDGE HOUSE

EXCHANGE
GARDENS

KEYBRIDGE CAPITAL

KEYBRIDGE
SHARED OWNERSHIP

CAR PARK ENTRANCE

SOUTH LAMBETH ROAD

WYVIL ROAD

Keybridge

SHARED OWNERSHIP

1ST FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.1.1	1	597 sq ft / 56 sq m	40

2ND FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.2.5	Studio	409 sq ft / 38 sq m	34
C2.2.1	Studio	418 sq ft / 39 sq m	32
C2.2.2	Studio	419 sq ft / 39 sq m	33
C1.2.5	1	547 sq ft / 51 sq m	38
C2.2.3	1	548 sq ft / 51 sq m	35
C2.2.4	1	556 sq ft / 52 sq m	36
C2.2.6	1	567 sq ft / 53 sq m	37
C1.2.8	1	581 sq ft / 54 sq m	39

■ Studio ■ 1 Bedrooms

3RD FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.3.5	Studio	409 sq ft / 38 sq m	34
C2.3.3	1	548 sq ft / 51 sq m	35
C2.3.4	1	556 sq ft / 52 sq m	36
C2.3.6	1	567 sq ft / 53 sq m	37

4TH FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.4.5	Studio	409 sq ft / 38 sq m	34
C2.4.3	1	548 sq ft / 51 sq m	35
C2.4.4	1	556 sq ft / 52 sq m	36
C2.4.6	1	567 sq ft / 53 sq m	37

5TH FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.5.2	1	548 sq ft / 51 sq m	35
C2.5.3	1	556 sq ft / 52 sq m	36
C2.5.5	1	567 sq ft / 53 sq m	37

6TH FLOOR



Apt no	Bedrooms	Gross Internal Area	Pg
C2.6.3	1	556 sq ft / 52 sq m	36
C2.6.5	1	621 sq ft / 58 sq m	41

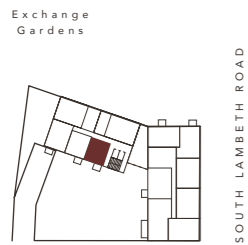
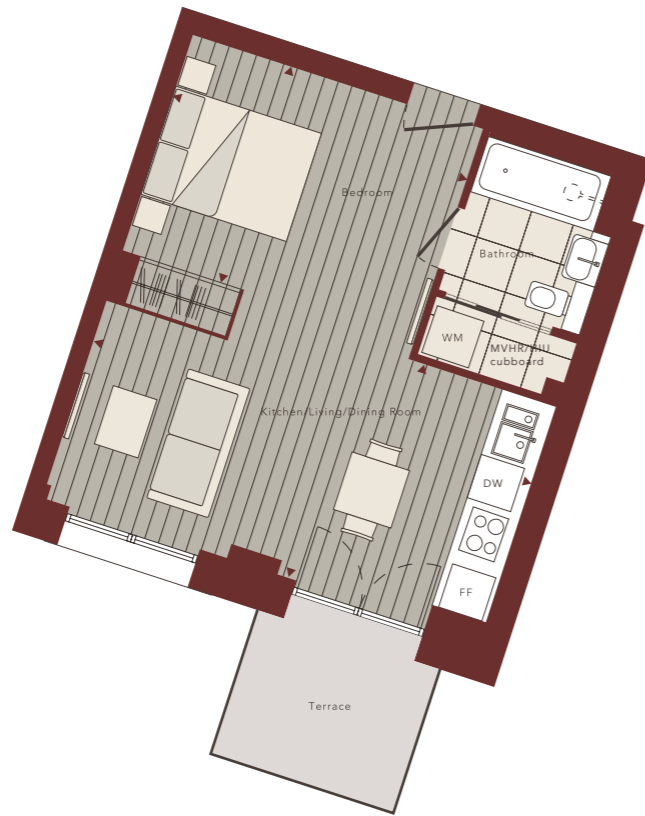
■ Studio ■ 1 Bedrooms



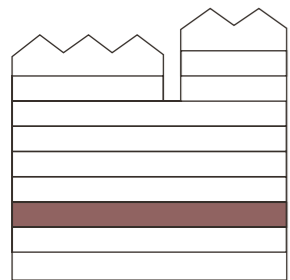
Photography of actual show apartment

FLOORPLANS

STUDIO (TYPE 4) C2.2.1



WYVIL ROAD



Floor 2 C2.2.1

	SQ FT	SQ M
TOTAL INTERNAL AREA	418	39
TOTAL EXTERNAL AREA	54	5

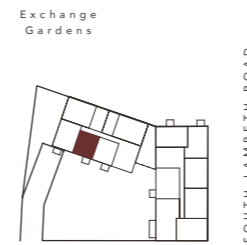
	FT	M
Living/Kitchen/Dining	20'0" x 10'6"	6.1 x 3.2
Bedroom	13'1" x 9'10"	4.0 x 3.0

KEY

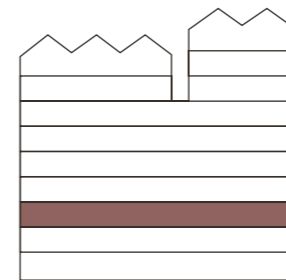
ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

STUDIO (TYPE 5) C2.2.2



WYVIL ROAD



Floor 2 C2.2.2

	SQ FT	SQ M
TOTAL INTERNAL AREA	419	39
TOTAL EXTERNAL AREA	54	5

	FT	M
Living/Kitchen/Dining	20'0" x 10'6"	6.1 x 3.2
Bedroom	13'1" x 9'10"	4.0 x 3.0

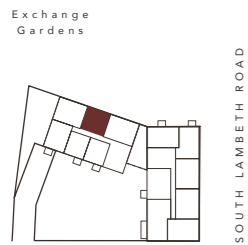
KEY

ST	Store
WM	Washing Machine
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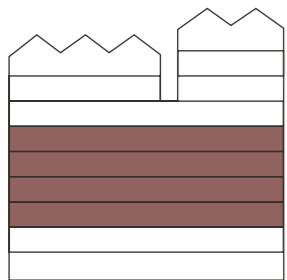
STUDIO (TYPE 6)

C2.2.5, C2.3.5, C2.4.5



WYVIL ROAD

SOUTH LAMBETH ROAD



Floor 4 C2.4.5
Floor 3 C2.3.5
Floor 2 C2.2.5

	SQ FT	SQ M
TOTAL INTERNAL AREA	409	38
Living/Kitchen/Dining	22'0" x 11'6"	6.7 x 3.5
Bedroom	15'1" x 9'10"	4.6 x 3.0

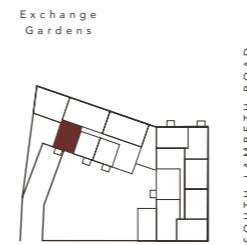
KEY

ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher

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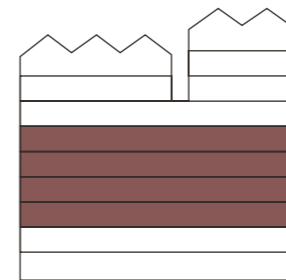
1 BEDROOM (TYPE 16)

C2.2.3*, C2.3.3, C2.4.3, C2.5.2



WYVIL ROAD

SOUTH LAMBETH ROAD



Floor 5 C2.5.2
Floor 4 C2.4.3
Floor 3 C2.3.3
Floor 2 C2.2.3

	SQ FT	SQ M
TOTAL INTERNAL AREA	548	51
TOTAL EXTERNAL AREA	54	5
Living/Kitchen/Dining	20'4" x 11'2"	6.2 x 3.4
Bedroom	9'11" x 13'5"	3.0 x 4.1

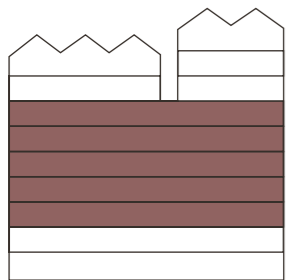
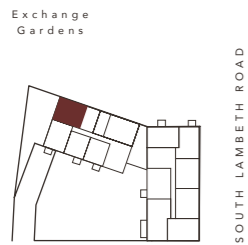
KEY

ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher
C2.2.3*	Half-height glazing

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1 BEDROOM (TYPE 18)

C2.2.4*, C2.3.4, C2.4.4, C2.5.3, C2.6.3



- Floor 6 C2.6.3
- Floor 5 C2.5.3
- Floor 4 C2.4.4
- Floor 3 C2.3.4
- Floor 2 C2.2.4

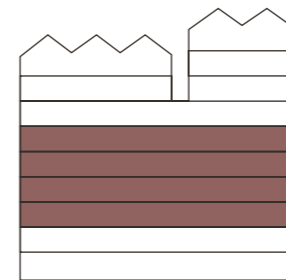
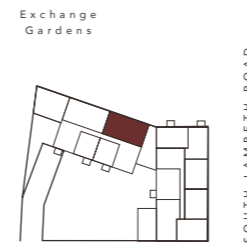
	SQ FT	SQ M
TOTAL INTERNAL AREA	556	52
Living/Kitchen/Dining	21'0" x 14'9"	4.5 x 6.4
Bedroom	11'6" x 10'10"	3.5 x 3.3

- KEY**
- ST Store
 - WM Washing Machine
 - FF Fridge/freezer
 - DW Dishwasher
 - C2.2.4* Half-height glazing

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1 BEDROOM (TYPE 17)-A

C2.2.6, C2.3.6, C2.4.6, C2.5.5



- Floor 5 C2.5.5
- Floor 4 C2.4.6
- Floor 3 C2.3.6
- Floor 2 C2.2.6

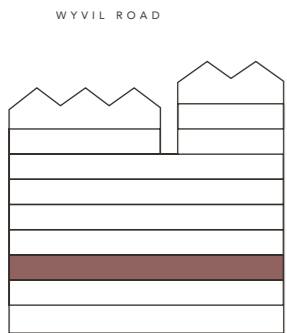
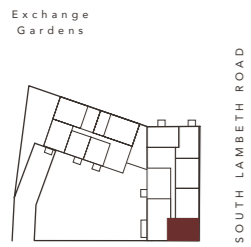
	SQ FT	SQ M
TOTAL INTERNAL AREA	567	53
Living/Kitchen/Dining	21'8" x 18'1"	5.5 x 6.6
Bedroom	10'10" x 9'10"	3.3 x 3.0

- KEY**
- ST Store
 - WM Washing Machine
 - FF Fridge/freezer
 - DW Dishwasher

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1 BEDROOM (TYPE 19)

C1.2.5



	SQ FT	SQ M
TOTAL INTERNAL AREA	547	51

	FT	M
Living/Kitchen/Dining	21'0" x 20'0"	6.4 x 6.1
Bedroom	9'2" x 14'5"	2.8 x 4.4

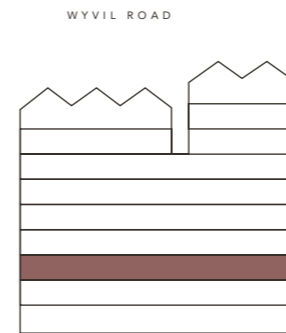
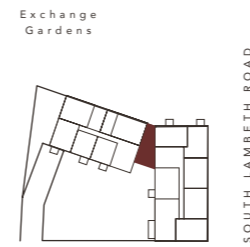
KEY

ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher

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1 BEDROOM (TYPE 21)

C1.2.8



	SQ FT	SQ M
TOTAL INTERNAL AREA	581	54

	FT	M
Living/Kitchen/Dining	25'3" x 23'7"	7.7 x 7.2
Bedroom	10'2" x 12'10"	3.3 x 4.2

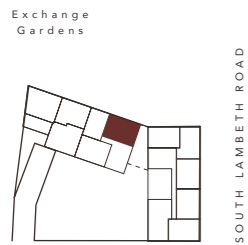
KEY

ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher

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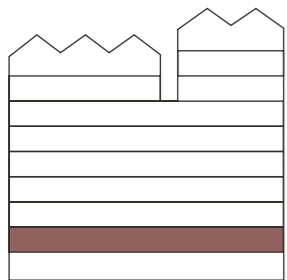
1 BEDROOM (TYPE 7)

C2.1.1



WYVIL ROAD

SOUTH LAMBETH ROAD



Floor 1 C2.1.1

	SQ FT	SQ M
TOTAL INTERNAL AREA	597	56
	FT	M
Living/Kitchen/Dining	19'8" x 21'8"	6.0 x 6.6
Bedroom	10'10" x 10'2"	3.3 x 2.9

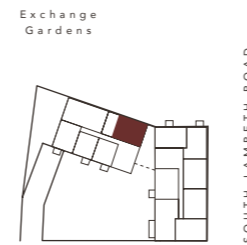
KEY

ST	Store
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DW	Dishwasher

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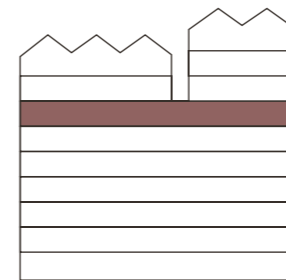
1 BEDROOM (TYPE 17)-B

C2.6.5



WYVIL ROAD

SOUTH LAMBETH ROAD



Floor 6 C2.6.5

	SQ FT	SQ M
TOTAL INTERNAL AREA	621	58
TOTAL EXTERNAL AREA	484	45
	FT	M
Living/Kitchen/Dining	21'8" x 18'1"	5.5 x 6.6
Bedroom	10'10" x 9'10"	3.3 x 3.0

KEY

ST	Store
WM	Washing Machine
FF	Fridge/freezer
DW	Dishwasher

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

ABOUT FABRICA

FABRICA

by A2Dominion

FABRICA is an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From Apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across 37,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.



City Wharf, N1

Urban apartments located alongside the tranquil waters of the Wenlock Basin in London's Old Street district.



Queens Wharf, W6

165 residences right on the banks of the Thames adjacent to Grade II listed Hammersmith Bridge. A joint venture with Mount Anvil.



The Chroma Buildings, SE1

A boutique collection of 1, 2 & 3 bedroom apartments on the site of the old Colorama photographic warehouse.

0800 783 2159

fabrica.co.uk/keybridge-london-sw8

All information contained within this brochure is correct at the time of going to press. The computer generated images of the development are indicative and are used for illustrative purposes only.



