



Cleveley Court, Ashton Reach, Rotherhithe, SE16

Asking Price: £365,000

 Benham
& Reeves

Cleveley Court, Ashton Reach, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one-bedroom apartment located within the prestigious Marine Wharf development. Boasting approximately 540 square feet of living space, this modern gem offers a seamless blend of comfort and elegance. The open-plan layout connects the living area to the contemporary kitchen, creating an ideal setting for entertaining or unwinding. The well-proportioned bedroom features ample fitted storage. A well-appointed family bathroom completes the accommodation.

Residents of Marine Wharf benefit from exclusive access to a fitness and leisure suite, complemented by a 24-hour concierge service.

Furthermore, this prime location provides excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations. Experience modern living at its finest in this exquisite apartment





Property Features:

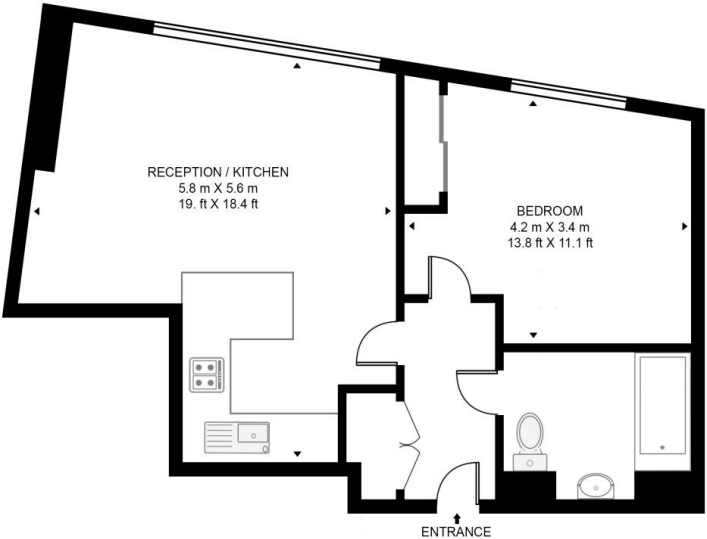
- One Bedroom
- One Bathroom
- 540 Square Feet (Approx.)
- Ground Floor
- 24-Hour Concierge
- Communal Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles,
- Surrey Quays station (0.5 miles)
- Canada Water station (0.9 miles)
- Rotherhithe station (1.2 miles)



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CLEVELEY COURT, MARINE WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 540 SQ.FT (50.2 SQ.M)



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£365,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£575.63 (per annum) Next Review: 2036
Service Charge:	£3,085.45 (per annum) for the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 8.2% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: HMM250378

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E: surreyquays.sales@benhams.com

W: www.benhams.com

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