



Victoria Gardens, Whiting Way, Surrey Quays, SE16

Asking Price: £365,000

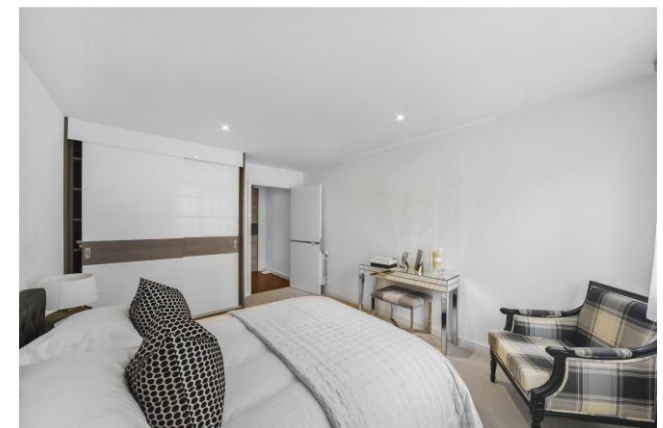
 Benham
& Reeves

Victoria Gardens, Whiting Way, Surrey Quays, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A large one bedroom apartment located within the prestigious Marine Wharf development. Boasting approximately 738 square feet of living space, this modern gem offers a seamless blend of comfort and elegance. The airy 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, while the bright tiled bathroom exudes luxury with its bath and separate shower. Abundant hallway storage adds to the practicality of this apartment.

Residents of Marine Wharf benefit from exclusive access to a fitness and leisure suite, complemented by the convenience of 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
- 738 Square Feet (Approx.)
- 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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ROYAL VICTORIA GARDENS
APPROXIMATE GROSS INTERNAL FLOOR AREA 738 SQ.FT (68.6 SQ.M)



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.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 01/01/3010 Approximately 984 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£3,950.00 (per annum) for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 6.6 % Yield

Viewings:

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

Our reference: KEN250109

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E: surreyquays.sales@benhams.com

W: www.benhams.com

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