



Sirius House, Seafarer Way, Surrey Quays, SE16

Asking Price: £375,000

 Benham
& Reeves

Sirius House, Seafarer Way, Surrey Quays, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An excellent one bedroom apartment located on the first floor of the prestigious Marine Wharf development.

Boasting approximately 454 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, while the bright tiled bathroom exudes luxury with its bath and separate shower. Both the living room and bedroom open onto a large private south-east facing terrace, providing excellent outdoor space to relax and enjoy.

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.

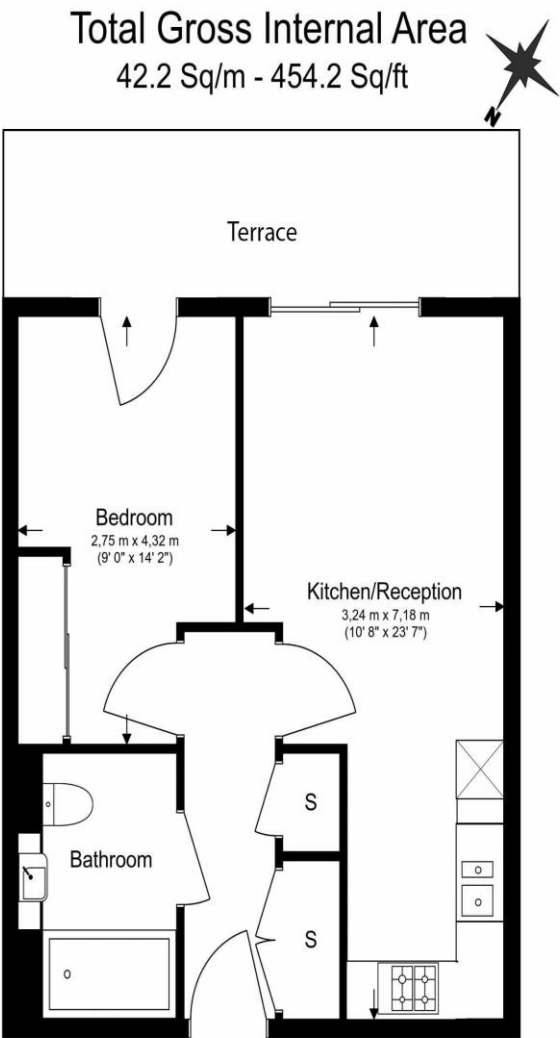




Property Features:

- One Bedroom
- One Bathroom
- 454 Square Feet (Approx.)
- 24-Hour Concierge
- Large South-East Facing Terrace
- 1st Floor
- 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)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£375,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£531.00 (per annum) Review Period: 10 years Next Increase: 2036
Service Charge:	£2,500.00 (per annum) for the year 2026
Anticipated Rent:	£1,900.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: KEN260086

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

