



Sirius House, Seafarer Way, Rotherhithe, SE16

Offers over: £530,000

Benham
& Reeves

Sirius House, Seafarer Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the 6th floor of Sirius House and offering spectacular views of Canary Wharf, Greenland Dock and the River Thames is this 669 square feet (approx.) 2 bedroom, 2 bathroom contemporary apartment.

The property includes a large entrance hall with a built-in storage/utility cupboard, an open-plan kitchen/reception room with access to a private balcony. The main bedroom has fully fitted wardrobes, private en-suite and access to the second of the apartment's private balconies. There is also an additional shower room and another double bedroom.

As well as offering a sleek and modern finish the apartment also boasts views of the Canary Wharf skyline from all windows and balconies and has the added benefit of having secure covered parking. This fabulous development has a 24-hour concierge service, an on-site exclusive residents' gymnasium, a Tesco Express and 2 on-site independent restaurants.

Marine Wharf is located within close proximity of Surrey Quays Overground station and Canada Water Overground and Underground stations offering access to both the City and Canary Wharf via the Overground and the Jubilee lines. There is also a Thames River boat service that runs from Greenland Quay that offers services to both Westminster and Greenwich.

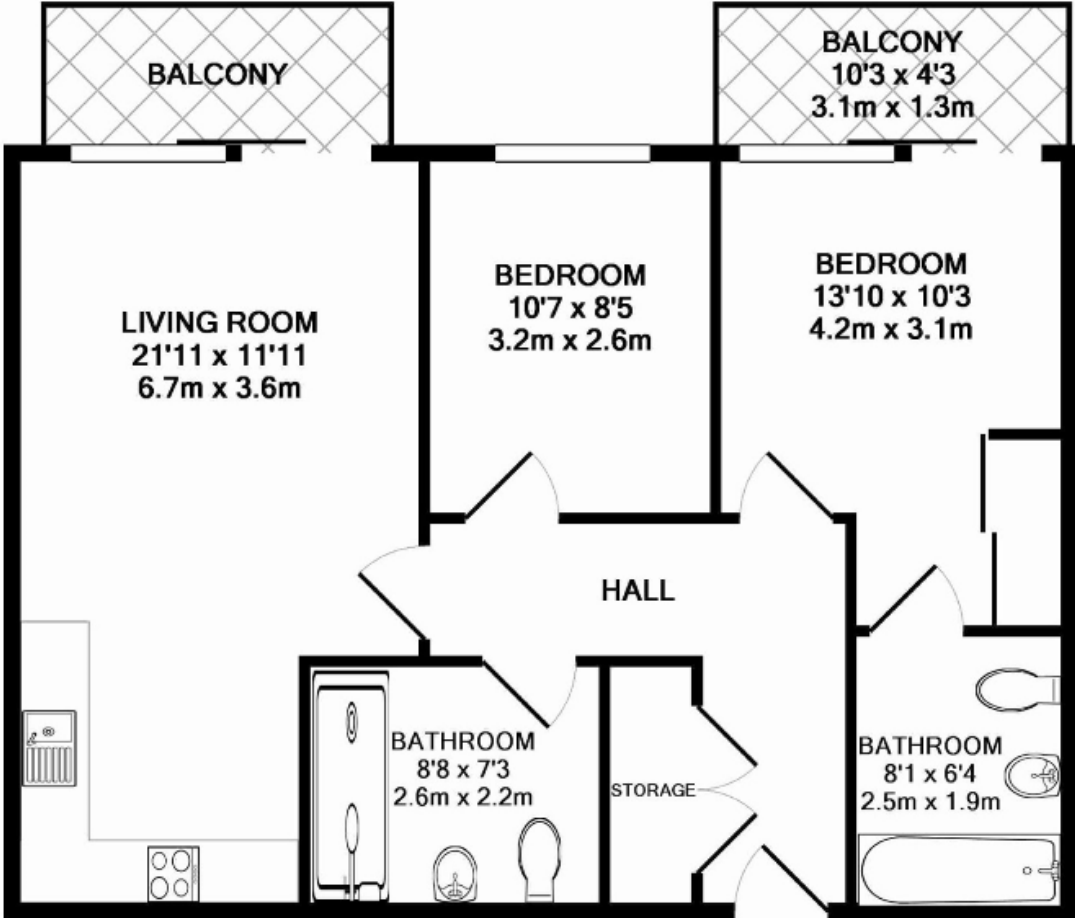





Property Features:

- Two Bedrooms
- Two Bathrooms
- Two Private Balconies
- 6th Floor
- 669 Square Feet (Approx.)
- Canary Wharf Views
- 24 Hour Concierge
- Canada Water Underground Station





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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 	

MARINE WHARF, SE16 7DR
TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Offers over:	£530,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2025
Service Charge:	£4,200.00 (per annum) for the year 2025
Anticipated Rent:	£2,210.00 pcm Approx. 5 % Yield

Viewings:

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

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