



# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

Asking Price: £550,000



# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment situated within the esteemed Marine Wharf development at Royal Victoria Gardens.

Offering approximately 787 square feet of living space, this contemporary gem seamlessly combines comfort and elegance. The residence features an exquisitely designed open-plan kitchen and living area, with access to a private balcony with picturesque views of the water gardens. The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation. Abundant hallway storage enhances the practicality of this sophisticated space.

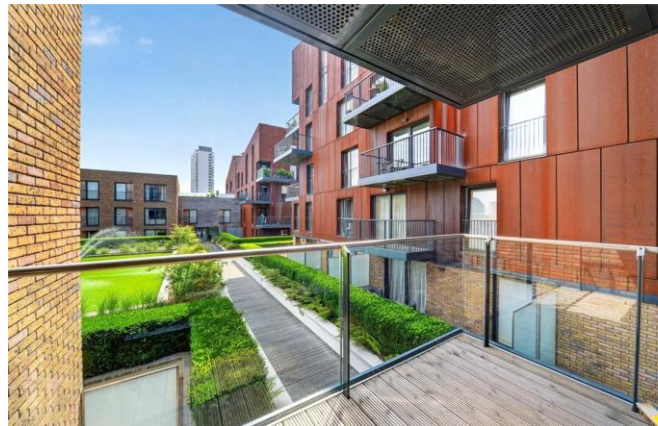
Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service. Furthermore, the prime location ensures excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations. Experience modern living at its finest in this exquisite apartment.





## Property Features:

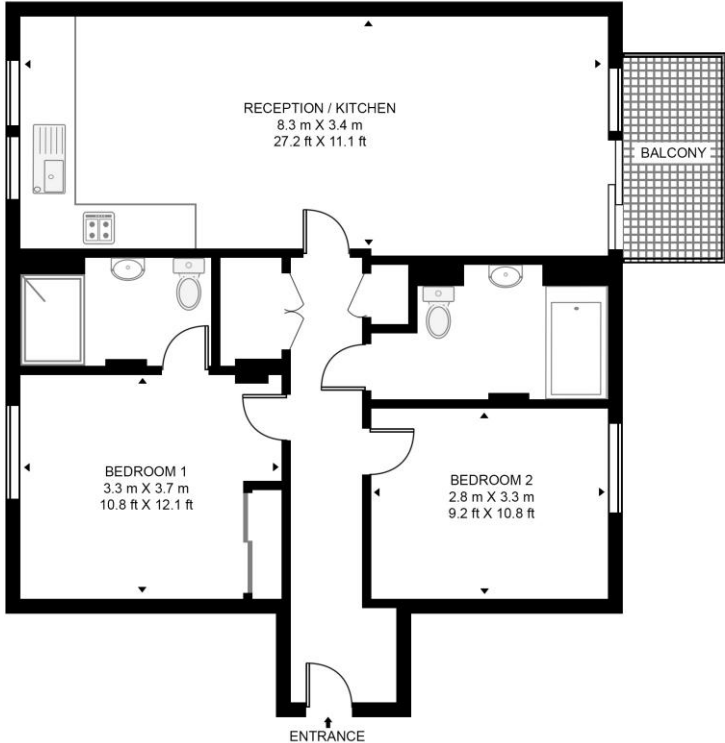
- Two Bedrooms
- Two Bathrooms
- Second Floor
- 787 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



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**ROYAL VICTORIA GARDENS, WHITING WAY, SE16**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ.FT (73.1 SQ.M)



SECOND 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.

## Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£620.00 (per annum) for the year 2026
Service Charge:	£4,000.00 (per annum) for the year 2026
Anticipated Rent:	£2,625.00 pcm Approx. 5.7% Yield

## Viewings:

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

Our reference: HMM250011

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