



# Aurora Point, Winchester Square, Rotherhithe, SE8

Asking Price: £550,000



# Aurora Point, Winchester Square, Rotherhithe, SE8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

We are pleased to present this exceptional two bedroom, two bathroom apartment located on the top (third) floor of Aurora Point, within the sought-after Marine Wharf East development by Galliard Homes. Offering high-quality finishes and a prime riverside location, this property combines modern living with excellent connectivity.

Spanning approximately 823 square feet, the apartment features a bright open-plan living and dining area with wood flooring and floor-to-ceiling windows, opening onto a private south-facing balcony, ideal for relaxing or entertaining. The fully integrated modern kitchen is fitted with high-quality appliances and sleek cabinetry. The principal bedroom benefits from built-in storage and a contemporary en-suite shower room, while the second bedroom is well-proportioned and versatile. A stylish family bathroom with premium fittings completes the accommodation.

Additional benefits include secure basement parking with an electric vehicle charging point, Heat Recovery Ventilation HRV, efficient heating, 24-hour hot water, and high-speed internet, ideal for home working. Residents also enjoy a 24-hour concierge service and landscaped communal water gardens.

The property is ideally located moments from the River Thames path, with excellent transport links via Surrey Quays Overground and Canada Water Station, Jubilee Line providing easy access to Canary Wharf, London Bridge, and the West End. Local amenities include an on-site Tesco Express, cafes, and cycle routes.





## Property Features:

- Two Bedrooms
- Two Bathrooms
- 823 Square Feet (Approx.)
- Third / Top Floor
- Private South-Facing Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Greenland Surrey Quays Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)

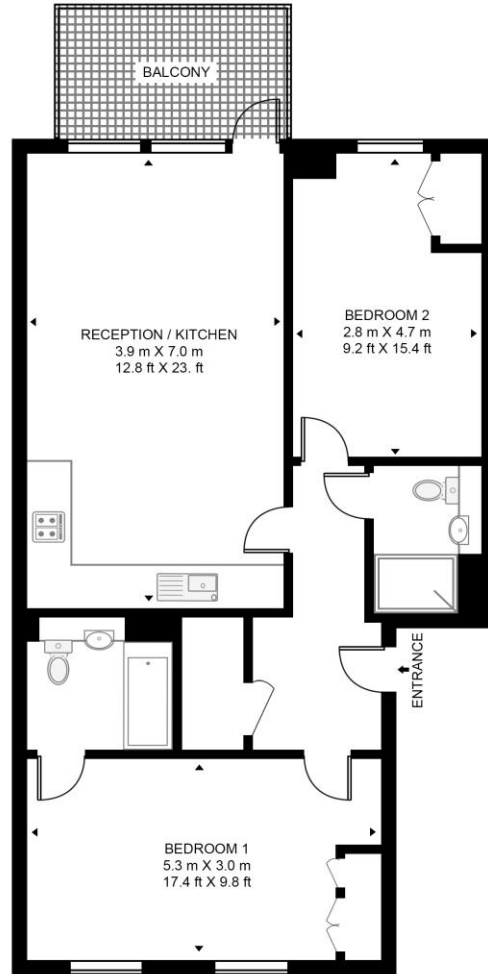


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## AURORA POINT, GROVE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 823 SQ.FT (76.5 SQ.M)



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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.  
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## 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 31/12/3014 Approximately 988 Years Remaining
Ground Rent:	£225.00 (per annum) for the year 2026
Service Charge:	£6,257.63 (per annum) for the year 2026
Anticipated Rent:	£3,000.00 pcm Approx. 6.5% Yield

## Viewings:

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

Our reference: KEN250086

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